



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: 1-15022

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:

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

Name: Rana M. Ramirez

Address: 1131 Broken Arrow
Alamo, TX 78516

Water Supplier: North Alamo

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

Phone: 956/533-3995

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

regarding the land described as: Lot Maribel J Lot # 2

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; (Date approved 5-21-97);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by Ar);
- 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 Ar);
- 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 Ar);
- 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 Ar);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by Ar);

[Signature]
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



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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: Rana M. Ramirez

Address: 1131 Broken Arrow
Alamo, TX 78516

Phone: (956) 533 3995

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

Las Manibelas lot #2

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Rana B. Ramirez 7-26-17
Requesting Party (Signature) Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) copy of 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:

7/27/17
Date

[Signature]
County Official

WARRANTY DEED

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF HIDALGO

Grantor: José Luis Lugo and Eusebia Noyola Lugo

Grantor's Mailing Address:

2702 Ward Road

Eau. Claire, MI. 49111-96236

Grantee: Reyna Michelle Ramirez and Mark Garcia

Grantee Mailing Address (including county):

1131 Broken Arrow

Alamo, TX. 78516

Hidalgo County

THAT I, Jose Luis Lugo and Eusebia Noyola Lugo, of the County of Hidalgo and State of Texas, for and in consideration of the sum of \$ 20,000⁰⁰ and other good and valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged, have **GRANTED, SOLD AND CONVEYED**, and by these presents do **GRANT, SELL AND CONVEY** unto Reyna Michelle Ramirez and Mark Garcia of the County of Hidalgo and State of Texas, all of the following described real property in Hidalgo County, Texas, to wit:

Lot # (2) Las Maribels Subdivision, Alamo, Hidalgo County, Texas according to the map thereof

Recorded in Volume 32, page 94A, Map records of Hidalgo County, Texas.

SUBJECT, HOWEVER, to the following;

- (1) Any and all reservations of oil, gas and minerals, exceptions, covenants conditions and restrictions contained and restrictions in the chain of title of said premises including sales or reservations of oil, gas and minerals.
- (2) Any visible and apparent or recorded easements and roadways for roads or utility lines over and across said premises.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said grantee, his heirs and assigns forever, and we do hereby bind myself, my heirs, executors and administrators, to **WARRANT AND FOVEVER DEFEND** all and singular the said premises unto the said grantee, his heirs and assigns, against every person whomever lawfully calming or to claim the same or any part thereof.

EXECUTED this 09 day of June, 2017.

Jose Luis Lugo
José Luis Lugo

Eusebia Noyola
Eusebia Noyola Lugo

Reyna Ramirez
Reyna Michelle Ramirez

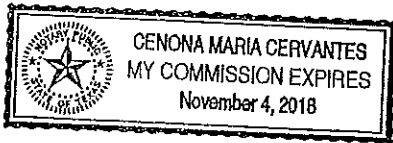
Mark Garcia
Mark Garcia

THE STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on this 09 day of June, 2017.

Jose Luis Lugo

Eusebia Noyola Lugo



Genona Cervantes
Notary Public Signature

After recording return to:

Reyna Michelle Ramirez and Mark Garcia

1131 Broken Arrow

Alamo, TX. 78516

Chapter 232 Texas LGC Application

APPLICATION NO:

1-15022

Jul. 5, 2017

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

L3230-00-000-0002-00

[1] OWNER: RAMIREZ, REYNA MICHELLE
GARCIA, MARK
1131 BROKEN ARROW
ALAMO, TX 78516

Telephone No. 533-3995

[7] LEGAL DESC./NAME OF SUBDIVISION
LAS MARIBELS LOT 2

LOCATION: 0 TOWER & EARLING

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTA

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: BLOC

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

[10] EST. COST OF CONST.: \$35,000

[5] SIZE OF STRUCTURE: 2,772 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

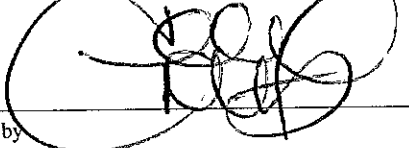
[6] USE OF BUILDING: RESD. ZONE-C

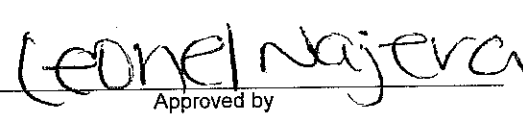
Special Conditions: No construction allowed over any easements.

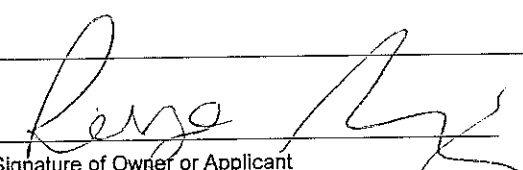
MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS

FRONT:30'BACK:40' SIDES:7'

MINIMUM ELEV. 18" ABOVE CENTER LINE OF STREET

Prepared by  Date 7/5/17

Approved by  Date 7/26/17

Signature of Owner or Applicant  Date 7-5-17

FOR COUNTY USE ONLY APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$30.00

Light [X] Water [X]

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

Community No.: 480334

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.

[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.