





# 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: 1-14520

### 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: TRINIDAD GARZA

Address: 13316 Wane St  
Edinburg, TX  
78542

Phone: 340-6705  
381-9778

regarding the land described as:

LA DANCA TERRACE LOT 1

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

Water Supplier: North Alamo

Utility Provider:  M.V.E.C.     AEP

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

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; 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 12/18/98); LEONEL MADERA

(verified by \_\_\_\_\_);

(verified by \_\_\_\_\_);

(verified by \_\_\_\_\_);

(verified by \_\_\_\_\_);

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

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

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date



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T.J. Arredondo, CFM  
Director of Planning

Application No: 1-14520

### 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: TRINIDAD GARZA

Address: 13316 Wane St.  
Edinburg, TX 78542

Phone: \_\_\_\_\_

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

LA BLANCA TERRACE 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

J. Garza  
Requesting Party (Signature)

7-28-17  
Date

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

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

7/31/17  
Date

[Signature]  
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:

1-14520

Mar. 14, 2017

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

1902 JOE STEPHENS  
TEL 968-4724

WESLACO TX 78596  
FAX 447-8612

Permit # 587728  
L0555-00-000-0001-00

[ 1] OWNER: GARZA, TRINIDAD, Jr.  
13315 WANE ST

[ 7] LEGAL DESC./NAME OF SUBDIVISION  
LA BLANCA TERRACE LOT 1

LA BLANCA TX 78558

Telephone No. 874-5331

LOCATION: 0 493 X 107

[ 2] CONTRACTOR: SELF

[ 8] SEWAGE: EXIST

[ 3] WATER SYSTEM: N AL

[ 9] CONSTRUCTION TYPE: WOOD

[ 4] PURPOSE OF APPLICATION: NEW RESIDENCE

29-RESIDENTIAL MOVE-IN/RELO.BUILD

[10] EST. COST OF CONST.: \$2,000

[ 5] SIZE OF STRUCTURE: 192 Sq. Ft.


[11] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

[ 6] USE OF BUILDING: RES. ZONE X-25

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

MUST COMPLY W/ALL COUNTY SETBACKS & REG.  
FRONT 25 SIDE 6' CORNER SIDE 15' REAR 42' FINISH  
FLOOR ELEV. 18" ABOVE TOP OF CURB

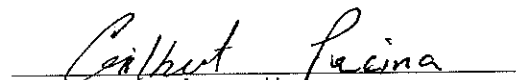
FOR COUNTY USE ONLY  
APPLICATION FEES

  
Prepared by

3/14/17  
Date

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

Light [X] Water [X]

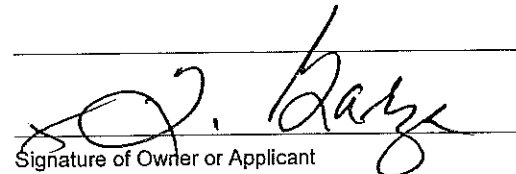
  
Approved by

3/14/17  
Date

Flood Zone: NO  
Panel No. /Suffix: 0350C Pct: 1

Community No.: 480334

Certification of Elevation  
Required:  YES  NO  BFE

  
Signature of Owner or Applicant

3-14-17  
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.

WARRANTY DEED

DATE: JULY 23, 2003

GRANTOR: KYLE BENNETT, INDIVIDUALLY AND AS TRUSTEE FOR THE  
KYLE BENNETT LIVING TRUST

GRANTOR'S MAILING ADDRESS: P.O. BOX 365, La Blanca, Hidalgo  
County, Texas 78538

GRANTEE: TRINIDAD GARZA JR.

GRANTEE'S MAILING ADDRESS 1331<sup>6</sup> WANE ST., LA BLANCA TEXAS  
78558, HIDALGO COUNTY

CONSIDERATION: TEN AND NO/100 DOLLARS and other valuable  
consideration.

PROPERTY: All of Lot 1, LA BLANCA TERRACE SUBDIVISION,  
Hidalgo County Texas according to the map or plat thereof  
recorded in Volume 33 Page 196, Map Records of Hidalgo County,  
Texas.

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, administrators, successors, or assigns  
forever. Grantor hereby 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 conveyance and warranty.

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

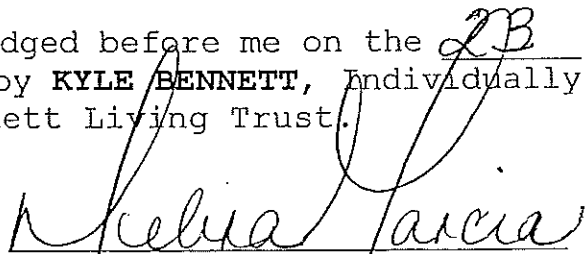


KYLE BENNETT, Individually  
and as Trustee for the  
Kyle Bennett Living Trust

STATE OF TEXAS

COUNTY OF HIDALGO

This instrument was acknowledged before me on the 23  
day of July, 2003, by **KYLE BENNETT**, Individually  
and as Trustee for the Kyle Bennett Living Trust.



NOTARY PUBLIC, STATE OF  
TEXAS, COUNTY OF HIDALGO  
COMMISSION EXPIRES: 10-30-2003  
PRINT NAME: Debra Garcia

Filed for Record in:  
Hidalgo County, III  
by J. D. Salinas, III  
County Clerk

On: Jul 25, 2003 at 10:01A  
As a Recording

Document Number: 1224719  
Total Fees : 16.00

Receipt Number - 515690  
By,  
Michael Barrera, Deputy