

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	Isidra R. Solis	4-16995
COMM. COURT: AUGUST 8, 2017		



# 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: 4-16995

### 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: TSIDRA R. SOLIS

Address: P.O. Box 2238  
Edinburg  
TEXAS 78540

Cell Phone: 956-292-9764

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

Water Supplier: North Alamo WS

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

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

regarding the land described as:

Woodland Heights Lot 43

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 8/8/94);

(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



**WARRANTY DEED**

Date: October 29, 2013

Grantor: **JOSE CASTELLANOS also known as JOSE DE JESUS CASTELLANOS, and wife JULIA LOURDES CASTELLANOS**

Grantor's Mailing Address (including county):

1040 Kestrel Drive  
Edinburg, Hidalgo County, Texas 78542

Grantee: **ISIDRA R. SOLIS**, not joined herein by a spouse (widow) as the property being conveyed does not constitute any part of my homestead.

Grantee's Mailing Address (including county):

4121 N. Doolittle Road  
Edinburg, Hidalgo County, Texas 78542

Consideration: Ten Dollars and 00/100-----(\$10.00)

Property: (including any improvements):

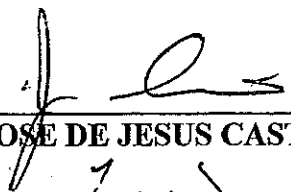
**Lot Forty Three (43), WOODLAND HEIGHTS SUBDIVISION, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 29, Page 104, Map Records, Hidalgo County, Texas., as per map or plat thereof recorded in Volume 29, Page 104, Map Records. Hidalgo County, Texas.**

Reservations from and Exceptions to Conveyance and Warranty:

1. Present restrictions, if any, existing against said property
2. Existing Building and Zoning Ordinances, if any
3. Rights of parties in possession
4. Prior reservations of oil, gas and other minerals
5. Any and all Gas and Minerals Leases
6. Rights, rules, regulations, easements and liens in favor of Hidalgo County Water Control and Improvement District in which the subject property is located.
7. All easements of record and all visible easements.
8. Any and all restrictions of record
9. Standby fees and taxes for the year 2014, and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership.

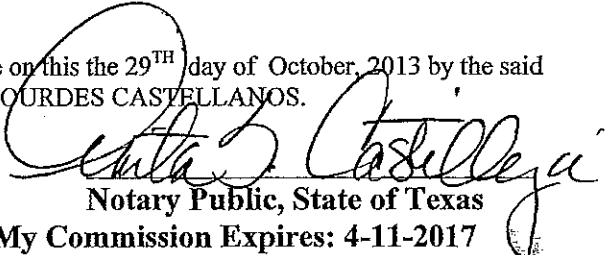
Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and to hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns 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.

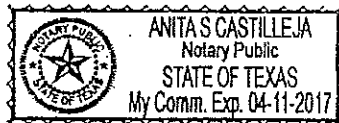
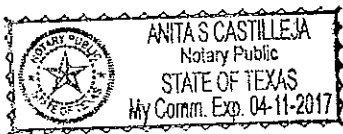
When the context requires nouns and pronouns include the plural.

  
\_\_\_\_\_  
**JOSE DE JESUS CASTELLANOS**  
*Julia*  
\_\_\_\_\_  
**JULIA LOURDES CASTELLANOS**

State of Texas  
County of Hidalgo

This instrument was acknowledged before me on this the 29<sup>TH</sup> day of October, 2013 by the said JOSE DE JESUS CASTELLANOS and wife JULIA LOURDES CASTELLANOS.

  
\_\_\_\_\_  
**Notary Public, State of Texas**  
**My Commission Expires: 4-11-2017**  
Notary's Name (printed)  
Anita S. Castilleja



After Recordation return to:  
ISIDRA R. SOLIS  
4121 N. Doolittle Road  
Edinburg, Hidalgo County, Texas 78542

# Chapter 232 Texas LGC Application

APPLICATION NO:  
4-16995  
Jun. 29, 2017

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

W7380-00-000-0043-00

[ 1 ] OWNER: SOLIS, ISIDRA R.

4121 N DOOLITTLE  
EDINBURG, TX 78542

Telephone No. 292-9764

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
WOODLAND HEIGHTS LOT 43

LOCATION: 0 ALAMO & RICHARDSON

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: INSTA

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: BRIC

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

[ 10 ] EST. COST OF CONST.: \$105,000

[ 5 ] SIZE OF STRUCTURE: 2,199 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA:        YES  
       NO

[ 6 ] USE OF BUILDING: RES.HOME.ZONEX

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

MUST COMPLY W/ALL REGULATIONS AS PER COUNTY  
STATE CITY FEMA & SETBACKS. FRONT 25' SIDE 7'  
REAR 25'. 18" ABOVE CNTL OF ST

### FOR COUNTY USE ONLY APPLICATION FEES

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

Light [ ] Water [ ]

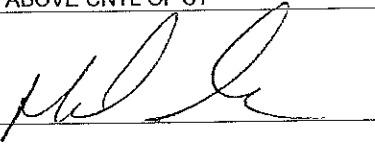
Flood Zone: NO  
Panel No. /Suffix: 480334 Pct: 4

Community No.: 0325

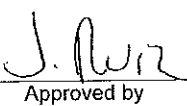
Certification of Elevation  
Required:        YES        NO        BFE

- 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.

Prepared by

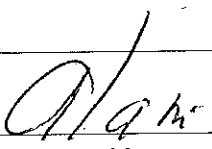


06/29/17  
Date



Approved by

06/26/17  
Date



6-29-17  
Date

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.