

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	Jose Manuel Vera	4-17201
1.	JGF Enterprises, L.P. Pueblo de Palmas Phase 21, Lots 186-230	BLANKET COVER
COMM. COURT: SEPTEMBER 5, 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: 4-17201

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: Jose Manuel Vera

Address: 902 San Angel
San Juan TX

Phone: 976-393-7280

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

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:

Summit Valley #4 Lot 56

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;
- NO electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(Date approved 8/25/05);

(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

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: 4-17201

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: José Manuel Vera
Address: 902 San Angel San
Juan TX
Phone: (956) 393-77-80

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

Semino VALY #4 Lot #56

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

José Manuel Vera
Requesting Party (Signature)

8/30/2017
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

_____ Date _____ County Official

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL 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.

General Warranty Deed

Date: MAY 25, 2017

Grantor: MARIA L. SOLIS

Grantor's Mailing Address: 2503 PASEO ENCANTADO
EDINBURG, TEXAS 78542
HIDALGO COUNTY

Grantee: JOSE MANUEL VERA and CARMEN HERNANDEZ

Grantee's Mailing Address: P.O. BOX 846
SAN JUAN, TEXAS 78589
HIDALGO COUNTY

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration.

Property (including any improvements):

Lot Fifty Six (56), SEMINOLE VALLEY #4 SUBDIVISION, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 48, Pages 146-148, Map Records, Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from Conveyance: NONE

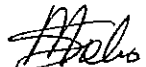
Exceptions to Conveyance and Warranty:

- a. Restrictive covenants as recorded in Document No. 1514643 and Document No. 1545544, Official Records and Volume 48, Pages 146-148, Map Records, Hidalgo County, Texas.
- b. Standby fees, taxes and assessments by any taxing authority for the year 2016, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.
- c. Statutory rights, rules, regulations, easements and liens in favor of Hidalgo County Irrigation District No. 2, pursuant to applicable sections of the Texas Water Code.
- d. Rights or claims by Hidalgo County Irrigation District No. 2 to any portion of property lying within canal and/or drain ditch easements and/or rights of way located on the property.
- e. Easements, building setbacks and reservations as shown according to the map or plat thereof recorded in Volume 48, Pages 146-148, Map Records of Hidalgo County, Texas.
- f. Right of Way Easement granted to Tennessee Gas Transmission Company, as set forth in instruments recorded in Volume 698, Page 229 and Volume 688, Page 195, Deed Records, Hidalgo County, Texas. and amended in instrument recorded under Document No. 873721, Official Records, Hidalgo County, Texas.
- g. Right of Way granted to Hidalgo County Irrigation District No. 2, as set forth by instrument recorded in Volume 2285, Page 881, Official Records, Hidalgo County, Texas.

- h. Right of Way Easement granted to North Alamo Water Supply Corporation, as set forth by instrument recorded in Volume 2364, Page 463, Official Records, Hidalgo County, Texas.
- i. Save and except all water rights and rights to water as contained in Deed dated January 4, 2007, executed by Jack McClelland to San Juanita Garcia, recorded under Document No. 1711194, Official Records, Hidalgo County, Texas.
- j. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, Volume 362, Page 225, Volume 362, Page 279, Volume 284, Page 601, Volume 284, Page 603, Volume 288, Page 620, Oil and Gas Records, Hidalgo County, Texas and recorded under Document No. 715252, Official Records of Hidalgo County, Texas.
- k. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, Volume 415, Page 477, Oil and Gas Records and in Volume 2070, Page 215, Official Records of Hidalgo County, Texas.
- l. Interest in and to all coal, lignite, oil, gas, and other minerals, and all rights incident thereto, contained in instrument dated February 8, 1978, recorded in Volume 1564, Page 130, Deed Records of Hidalgo County, Texas.
- m. Coal, lignite, oil, gas or other mineral interest(s), together with rights incident thereto, contained in instrument dated April 22, 2004, executed by Dale Jeske and wife, Janet Jeske to Jack McClelland, recorded under Document No. 1332963, Official Records of Hidalgo County, Texas, which document contains the following language "Grantors reserve for themselves and their heirs and assigns all oil, gas and other minerals, in, on, under, or that may be produced from the above-described property. If the mineral estate is subject to existing production or an existing lease, this reservation includes the production, the lease, and all benefits from it."
- n. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing the Public Records.
- o. Zoning and building ordinances in favor of the County of Hidalgo.
- p. Subdivision regulations of the County of Hidalgo and/or ordinances or regulations of the city holding extra-territorial jurisdiction of said property.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the 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 way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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



MARIA L. SOLIS

Chapter 232 Texas LGC Application

APPLICATION NO: 4-17201 Aug. 30, 2017

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

S2440-04-000-0056-00

[1] OWNER: VERA, JOSE MANUEL 907 SAN ANGUEL SAN JUAN, TX 78589 Telephone No. 393-7280

[7] LEGAL DESC./NAME OF SUBDIVISION SEMINOLE VALLEY PH 4 LOT # 56

LOCATION: 0 OWASSA & C.CHAVEZ

[2] CONTRACTOR: SELF

[8] SEWAGE: EXIST

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: BRIC

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

[10] EST. COST OF CONST.: \$120,000

[5] SIZE OF STRUCTURE: 5,440 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES NO [X]

[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' WSIDE 6' REAR 40' E.SIDE 10' MIN.ELEV. 18" TOP OF CURVE

FOR COUNTY USE ONLY APPLICATION FEES

G. Mata 8/30/17 Prepared by Date

OTHER TOTAL AMOUNT \$30.00

J. Ruiz 8/28/17 Approved by Date

Light [X] Water [X]

Flood Zone: MI Panel No. /Suffix: 420324 Pct: 4

X Manuel Vera 8/30/17 Signature of Owner or Applicant Date

Community No.: 0125C Certification of Elevation Required: YES [X] 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.



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: N/A

HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

sewer

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

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

Name: JGF Enterprises LP

Address: P.O. Box 1000
Mission TX 78573

Water Supplier: HAUSC

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

Phone: 583-1114

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

regarding the land described as: Ruervo De Palmas Ph. 21 1075 186-230

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;
- yes 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;
- no 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 6/27/17);
Flor Serrin
 (verified by Flor Serrin);
 (verified by [Signature]);
 (verified by [Signature]);
 (verified by Flor Serrin);

[Signature] Planning Department Authorized Signature [Signature] Hidalgo County Judge _____ Date

ATTEST: _____
 Hidalgo County Clerk _____ Date



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: N/A

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: JGF Enterprises, L.P.

Address: P.O. BOX 1000

MISSION, TEXAS 78573

Phone: 956-583-1114

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

SEE ATTACHED WARRANTY DEED Pueblo De Palmas Ph. 21 Subdivision
lots 186-230

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.G. Pres./General Partner 5/17/17
Requesting Party (Signature) Date
JGF LAND CO, INC.

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

Jhon Sesin
County Official

