

| PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS | | |
|----------------------------------------------------------------|-------------------------------|-----------------|
| | APPLICANT | APPLICATION NO. |
| 1. | Oscar Gomez Zarate | 4-17176 |
| | | |
| | COMM. COURT: OCTOBER 17, 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: 4-17170

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: Oscar Gomez Zarate

Address: 19300 Buck Farm dr
 Edinburg TX
 78542

Phone: (956) 388-0469

| Approved by Environmental Health: | Temporary Service | Final Service |
|-----------------------------------|----------------------|-------------------------------------|
| <u> N/A </u> | | <u> MA R Rio </u> |
| Inspection/Permit No: | Authorized Signature | Authorized Signature |
| Date Approved: | <u> 1 1 </u> | <u> 51385 </u> <u> 9 18 117 </u> |

Water Supplier: N/A

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

Account/ESI No.: 234260-002
 Temporary Pole Permanent Service

regarding the land described as:

#5 Lot #500
 Los Venados Subdivision 19806 Buck Farm dr Edinburg TX 78542

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 04-08-05);
 (verified by Maria Gentry);
 (verified by [Signature]);
 (verified by [Signature]);
 (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

Application No: 4 17170

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: Oscar Gomez Z
Address: 19806 Bee Fawn Dr
Edinburg TX
Phone: 78542

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

Las Venados Ph # 5 lot # 560

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Oscar Gomez Z
Requesting Party (Signature)

10/11/17
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

10/11/17
Date

[Signature]
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:

4-17176

Aug. 21, 2017

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

L6446-05-000-0560-00

[1] OWNER: ZARATE, OSCAR G.
1309 E. OLYMPIA AVE. APT. C
MCALLEN, TX. 78503
Telephone No. 388-0469

[7] LEGAL DESC./NAME OF SUBDIVISION
LOS VENADOS PH 5
LOT #560

LOCATION: 0 186 & 281

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTA

[3] WATER SYSTEM: OTHE

[9] CONSTRUCTION TYPE: OTHE

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

[10] EST. COST OF CONST.: \$153,000

[5] SIZE OF STRUCTURE: 2,530 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES NO

[6] USE OF BUILDING: RES.HOME.ZONE.C

Prop. ID# 70221

Special Conditions: No construction allowed over any easements.

MUST COMPLY W/ALL REGULATIONS AS PER COUNTY
STATE CITY FEMA & SETBACKS. FRONT 200' SIDE 6'
REAR 20' . 18" ABOVE CNTRL OF ST

FOR COUNTY USE ONLY
APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$30.00

[Signature]
Prepared by _____
Date *08/14/17*

Light [] Water []

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

J. Ruiz
Approved by _____
Date *08/14/17*

Community No.: *0225 B*

Certification of Elevation
Required: YES NO BFE

[Signature]
Signature of Owner or Applicant _____
Date *8-21-17*

- 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.

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.

Warranty Deed with Vendor's Lien

Date: JULY 28, 2017

Grantor: FERNANDO GARCIA DEL RIO and ISAURA GARCIA DEL RIO, a single person

Grantor's Mailing Address: 2228 S. 45TH STREET
MCALLEN, TEXAS 78503
HIDAGO COUNTY

Grantee: OSCAR GOMEZ ZARATE and wife, ERIKA GUADALUPE RUBIO VILLEGAS

Grantee's Mailing Address: 1309 E. OLYMPIA AVE., APT C
MCALLEN, TEXAS 78503
HIDALGO COUNTY

Consideration:

Cash and a note of even date executed by Grantee and payable to the order of AMCAP MORTGAGE, LTD. DBA GOLD FINANCIAL SERVICES in the principal amount of ONE HUNDRED NINETY-SEVEN THOUSAND EIGHT HUNDRED TWENTY-FIVE AND NO/100 DOLLARS (\$197,825.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor AMCAP MORTGAGE, LTD. DBA GOLD FINANCIAL SERVICES and by a first-lien deed of trust of even date from Grantee to RICHARD A. RAMIREZ, Trustee.

Property (including any improvements):

Lot Five Hundred Sixty (560), LOS VENADOS SUBDIVISION PHASE V, Hidalgo County, Texas, as shown by the map or plat thereof recorded in Volume 47, Pages 130-140, Map Records of Hidalgo County, Texas, to which reference is here made for all pertinent purposes.

Reservations from Conveyance: NONE

Exceptions to Conveyance and Warranty:

- a. Restrictive covenants as recorded in Document No. 1220191; Document No. 1229132; Document No. 1253996; Document No. 1326322; Document No. 1349572; Document No. 1405101; Document No. 1464510; Document No. 1570860; and Document No. 2326928, Official Public Records of Hidalgo County, Texas; and Volume 47, Pages 130-140, Map Records of 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. Easements, building setbacks and reservations Easements, building setbacks and reservations as shown according to the map or plat thereof recorded in Volume 47, Pages 130-140, Map Records of Hidalgo County, Texas.

ACKNOWLEDGMENTS

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 28th day of July, 2017, by FERNANDO GARCIA DEL RIO.

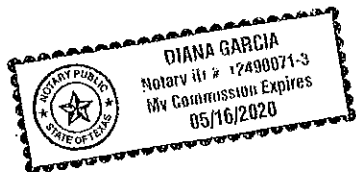


Diana Garcia
NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 28th day of July, 2017, by ISAURA GARCIA DEL RIO



Diana Garcia
NOTARY PUBLIC, STATE OF TEXAS

PREPARED IN THE OFFICE OF:
SLUSHER & ASSOCIATES, PLLC
4900 NORTH TENTH, SUITE E-2
McALLEN, TEXAS 78504
GF# 172432462

AFTER RECORDING RETURN TO:

OSCAR GOMEZ ZARATE ERIKA GUADALUPE RUBIO VILLEGAS
1309 E. OLYMPIA AVE., APT C
MCALLEN, TEXAS 78503