

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	Guadalupe Yadira Guerra	4-16959
	COMM. COURT: NOVEMBER 14, 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: 4-16959

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: Guadalupe Bolivar Rivera

Address: 2004 Lasso Trail
Edinburg, TX
78541

Phone: (832) 483-1407

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	_____
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	_____	_____
	<u>/ /</u>	<u>11/8/17</u>

Water Supplier: N/A

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

Account/ESI No.: 323250-001
 Temporary Pole Permanent Service

regarding the land described as: Jendero Trails PH 1 lot #26.

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 3/28/19);

(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



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T.J. Arredondo, CFM
Director of Planning

Application No: 4-110959

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: C. Yachira Cuervo
Address: 21004 S. Lasso Trail
Edinburg TX 78541
Phone: (832) 483-1407 (954) 624-2049

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

Sendero Trail ph 1 lot 26 Edinburg TX

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

C. Yachira Cuervo
Requesting Party (Signature)

11-08-2017
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:

11/8/17
Date

[Signature]
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.

WARRANTY DEED WITH VENDOR'S LIEN

Date: July 9, 2014

Grantor: ALAN J. TACDERAS and wife, ROWENA L. TACDERAS

Grantor's Mailing Address (including county): ~~1901~~ Chandler Circle 1909 Chandler Cir
Edinburg, Texas 78542
Hidalgo County, Texas

Grantee: ALEJANDRO GUERRA and wife, GUADALUPE YADIRA GUERRA

Grantee's Mailing Address (including county): 2522 Artesia Drive Artesia
Deer Park, Texas 77536
Harris County, Texas

Consideration: Cash and a note of even date executed by Grantee and payable to the order of Grantor in the principal amount of FORTY THOUSAND AND NO/100THS DOLLARS (\$40,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to Byron Jay Lewis, trustee.

Property (including any improvements):

Lot Twenty-six (26), SENDERO TRAILS SUBDIVISION PHASE I, an addition to the City of Edinburg, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 50, Pages 42-49, Map Records, Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

Restrictive covenants recorded in VOLUME 50, PAGES 42-49, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND DOCUMENT NOS. 1598031, 1748916 AND 1844746, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

All the oil, gas and other minerals, in, under or that may be produced from the subject property are excepted herefrom in instruments dated October 20, 1975, recorded in Volume 1466, Page 407, and Volume 1466, Page 409, Deed Records, and dated May 31, 2001, recorded under Clerk's File Nos. 987642, 987643, 987644 and 987645, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas, and Mineral Lease dated December 17, 2004, recorded under Clerk's File No. 1591227, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records.

Easement and Right of Way dated December 30, 1950, recorded in Volume 354, Page 364, Deed Records, Hidalgo County, Texas.

Easement and Right of Way dated September 7, 1979, recorded in Volume 1644, Page 384, Deed Records, Hidalgo County, Texas.

Right of Way Easement dated August 18, 1958, recorded in Volume 922, Page 547, Deed Records, Hidalgo County, Texas.

Easement and/or other rights, if any, as set forth in Agreed Final Judgment dated March 1, 1990, recorded in Volume 2879, Page 718, Official Records, Hidalgo County, Texas.

Easement and/or other rights, if any, as set forth in Agreed Final Judgment dated March 1, 1990, recorded in Volume 2894, Page 749, Official Records, Hidalgo County, Texas.

Lien and other rights, if any, in favor of PROPERTY OWNERS' ASSOCIATION to secure payment of assessments, as set forth in instrument dated March 31, 2006, recorded under Clerk's File No. 1598031 and amended under Clerk's File Nos. 1748916 and 1844746, Official Records, Hidalgo County, Texas.

Minimum floor elevation; one hundred fifty foot (150') minimum setback line along the front; fifty foot (50') minimum setback line along South, East and West sides; fifteen foot (15') utility easement along the North and South sides; ten foot (10') utility easement along the East and West sides; as per map or plat recorded in Volume 50, Page 42-49, Map Records, Hidalgo County, Texas.

Easement and right of way granted to Magic Valley Electric Cooperative, Inc. on each lot in said subdivision for an under ground electric service lateral together with the right of ingress and egress for such purpose at the right location where such service lateral is to be or is installed and maintained from time to time, as shown on the recorded map and dedication of said subdivision recorded in Volume 50, Page 42-49, Map Records, Hidalgo County, Texas.

Encroachment of existing pond onto front setback as shown in survey dated March 2, 2007, prepared by Carlos Vasquez, R.P.L.S. 4608.

Taxes for the year 2014 and subsequent years.

Grantor, for valuable consideration, the receipt of which is hereby acknowledged, and subject to the reservations from, and exceptions to conveyance and warranty contained in this instrument, 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 the Property to Grantee, Grantee's heirs, executors, administrators, successors, and assigns forever. Grantor 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 forever, except as to the reservations from, and exceptions to conveyance and warranty herein contained.

The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

As a material part of the consideration for this deed, Grantor and Grantee agree that Grantee is taking the Property "AS IS" with any and all latent and patent defects and that there is no warranty by Grantor that the Property has a particular financial value or is fit for a particular purpose. Grantee acknowledges and stipulates that Grantee is not relying on any representation, statement, or other assertion with respect to the Property condition but is relying on Grantee's examination of the Property. Grantee takes the Property with the express understanding and stipulation that there are no express or implied warranties except for limited warranties of title set forth in this deed.

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

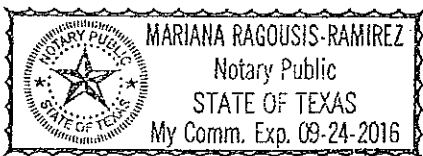

ALAN J. TACDERAS


ROWENA L. TACDERAS

(Acknowledgment)

STATE OF TEXAS §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 9th of July, 2014,
by ALAN J. TACDERAS and wife, ROWENA L. TACDERAS.





Notary Public, State of Texas

AFTER RECORDING RETURN TO:
ALEJANDRO GUERRA and wife, GUADALUPE YADIRA GUERRA
2522 Artesua Drive
Deer Park, Texas 77536

PREPARED BY:
Lewis, Monroe & Peña
Attorneys At Law
3111 W. Freddy Gonzalez Drive
Edinburg, Texas 78539
GF#: 795132;MR:lc

Chapter 232 Texas LGC Application

APPLICATION NO:

4-16959

Jun. 19, 2017

COUNTY OF HIDALGO
PLANNING DEPARTMENT

1304 S. 25th Ave
TEL 318-2840

EDINBURG TX 78539
FAX 318-2844

S2462-01-000-0026-00

[1] OWNER: GUERRA, ALEJANDRO
GUERRA, GUADALUPE Y.
3513 NOTRE DAME DR
EDINBURG, TX 78541
Telephone No. 802-0795

[7] LEGAL DESC./NAME OF SUBDIVISION
SENDERO TRIALS PH I
LOT # 26

LOCATION: 0 281 & 490

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTA - Existing

[3] WATER SYSTEM: OTHE

[9] CONSTRUCTION TYPE: BLOC

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

[10] EST. COST OF CONST.: \$180,000

[5] SIZE OF STRUCTURE: 3,450 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
#711060 NO

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

Special Conditions: No construction allowed over any easements.
MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS
FRONT:150' REAR:50' SIDES:50'
MIN FL ELEV. 18" CLOF STREET

FOR COUNTY USE ONLY
APPLICATION FEES

OTHER
TOTAL AMOUNT \$30.00

Light [X] Water [X]

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

Community No.:

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 [Signature] Date 6/19/17

Approved by [Signature] Date 6/15/17

Signature of Owner or Applicant [Signature] Date 6/19/2017

[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.