

PLANNING DEPT. PCT 3 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	RAMON GOMEZ	3-17678
2.		
3.		
4.		
5.		
6.		
7.		
	COMM. COURT DECEMBER 19, 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 1 234

T.J. Arredondo, CFM
Director of Planning

Application No: 3-17678
7/17/17

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: RAMON GOMEZ

Address: 316 MAHAN ST.
MEADOW LAKES, TX
78654

Phone: (956) 257-1755

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	<u>Antonio</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 1</u>	<u>4378</u>
		<u>12/6/17</u>

Water Supplier: LA JOYA WATER SUPPLY

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

Account/ESI No.: 10032789468253955
[] Temporary Pole [X] Permanent Service

regarding the land described as:

LOT # 34 ONE L SENDERO SUBDIVISION IN SULLIVAN CITY, TX. ^{utl}

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 5/12/97);

(verified by Joy Carter);

(verified by Antonio Aguirre);

(verified by Antonio);

(verified by Joy Carter);

Joy Carter 12/6/17
Planning Department Authorized Signature

Hidalgo County Judge

12/8/17
Date

ATTEST: _____
Hidalgo County Clerk

_____ Date



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3-17678

7/17/17

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: RAMON GOMEZ

Address: 316 MAHAN ST. MEADOWLAKES, TX.
78654

Phone: (956) 257-1755

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

El Sendero ^{UT} Sub Lot 34

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Ramon Gomez
Requesting Party (Signature)

9/5/17
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:

12/6/17
Date

[Signature]
County Official

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER. CHAPTER 11 SEC. 11.008 TEXAS PROPERTY CODE

GIFT DEED

Date: January 8, 2017

Grantor: Maria Guadalupe Guerrero

Grantor's Mailing Address (including county): 1208 Veracruz
Mission, Texas 78572
HIDALGO COUNTY

Grantee: Ramon Gomez and Rosalba Gomez

Grantor's Mailing Address (including county): 316 Mahan
Meadowlakes, Texas 78654
BURNET COUNTY

Consideration: For the love and affection that I have for my Uncle and Aunt, Grantor has and bears unto Ramon Gomez and Rosalba Gomez as their sole and separate property.

Property (including any improvements):

All of Lot Thirty-Four (34), EL SENDERO SUBDIVISION, Unit No.1, Hidalgo County, Texas, according to the map or plat thereof, recorded in Volume 32, Page 79, Map Records of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from Exceptions to Conveyance and Warranty

1. All Visible and apparent easements on or across the subject property;
2. Rights of parties in possession;
3. Easements, rights of way, and prescriptive rights, whether of record or not;
4. All recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property;
5. Rights of adjoining owners in any walls and fences situated on a common boundary;
6. Any discrepancies, conflicts, or shortages an area of boundary lines;
7. Any encroachments or overlapping of improvements;

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

Maria Guadalupe Guerrero
Maria Guadalupe Guerrero

ACKNOWLEDGMENT

STATE OF Texas *
*
COUNTY OF Hidalgo *

This instrument was acknowledged before me on 8th day
of January, 2017 by Maria Guadalupe Guerrero.



Irma Garza
Notary Public, State Of Texas

Chapter 232 Texas LGC Application

APPLICATION NO:
3-17678
Jul. 17, 2017

COUNTY OF HIDALGO
PLANNING DEPARTMENT
PO DRAWER B EDINBURG TX 78539
TEL 318-2840 FAX 318-2844

E4825-01-000-0034-00

[1] OWNER: GOMEZ, RAMON

[7] LEGAL DESC./NAME OF SUBDIVISION
EL SENDERO UT 1 LOT 34
C-25

SULLIVAN CITY TX 78595-1110
Telephone No. 563-3820

LOCATION: 604 EL SENDERO DR

[2] CONTRACTOR: SELF

[8] SEWAGE: EXIST

[3] WATER SYSTEM: AGUA

[9] CONSTRUCTION TYPE: BRIC

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

[10] EST. COST OF CONST.: \$110,000

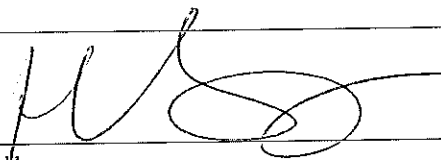
[5] SIZE OF STRUCTURE: 1,912 Sq. Ft.

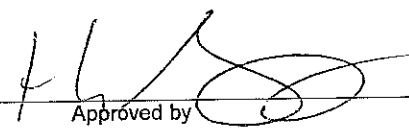
[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

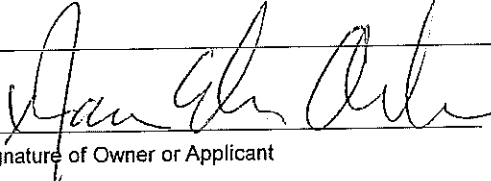
[6] USE OF BUILDING: RES

Special Conditions: No construction allowed over any easements.
F20 S 10 R 35

FOR COUNTY USE ONLY APPLICATION FEES


Prepared by _____ Date 7/17/17


Approved by _____ Date 7/11/17


Signature of Owner or Applicant _____ Date 7/17/17

OTHER _____
TOTAL AMOUNT \$30.00

Light [X] Water [X]

Flood Zone: NO
Panel No. /Suffix: 0275B Pct: 3

Community No.: 480334

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.

[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.

*onsite done
✓ 12/17/17
RC*