

PLANNING DEPT. PCT 3 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	ROCIO CANAMAR	3-17162
2.		
3.		
4.		
5.		
6.		
7.		
	COMM. COURT FEBRUARY 20, 2018	



PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

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: 3-17167

12/7/14

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: Rocio Canamar

Address: 1704 El Pinto Rd
Sullivan city T-X
78595

Phone: (956) 391-9630

Approved by Environmental Health:	Temporary Service	Final Service
<u>Antons</u> Authorized Signature	<u>Sewer</u> Authorized Signature	<u> </u> Authorized Signature
Inspection/Permit No: Date Approved:	<u>1/3/14</u>	<u> / / </u>

Water Supplier: Agua SUD

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

Account/ESI No.: 100327894
 Temporary Pole Permanent Service

regarding the land described as:

Aladdin Ranchitas Lot #7

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 7/2/02);

(verified by Humberto Canan);

(verified by Humberto Canan);

(verified by Humberto Canan);

(verified by Humberto Canan);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 3-17/62
12/7/16

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: Rocio Canamar
Address: 1704 El Pinto Rd
Sullivan city T.x 78595
Phone: (956) 391-9630

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

Aladdin Ranchitos Lot 7

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Rocio Canamar 1-31-18
Requesting Party (Signature) Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

2/13/18
Date

Sandra Cantu
County Official

The State of Texas,

County of HIDALGO

} Know All Men by These Presents:

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 DRIVERS'S LICENSE NUMBER.

THAT I, RUBI CHAVARRIA

of the County of HIDALGO State of TEXAS for and in consideration

of the sum of TEN AND No/100THS (\$10.00) DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION. DOLLARS

to my in hand paid by ROCIO CANAMAR P.O BOX 753 SULLIVAN CITY TX 78595 as follows:

have Granted, Sold and Conveyed, and by these presents does Grant, Sell and Convey, unto the said ROCIO CANAMAR

whose mailing address is P.O. BOX 753 SULLIVAN CITY TX 78595 of the County of HIDALGO State of TEXAS all that certain

PROPERTY: LOT SEVEN (7), ALADDIN RANCHITOS SUBDIVISION PHASE 1, HIDALGO COUNTY, TEXAS. AS PER MAP OR PLAT OF RECORD IN VOLUME 40, PAGE 65, MAP RECORDS, HIDALGO COUNTY, TEXAS.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY: THIS CONVEYANCE IS MADE BY GRANTOR AND ACCEPTED BY GRANTEE SUBJECT TO THE FOLLOWING, ONLY TO THE EXTENT THAT SAME EXIST AND AFFECT THE PROPERTY TO-WIT: PAGE 1 TO 3

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said ROCIO CANAMAR

heirs and assigns forever and do hereby bind heirs, executors and administrators, to Warrant and Forever Defend, all and singular the said premises unto the said ROCIO CANAMAR

heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof,

WITNESS my hand at MISSION TX 78573

this 16th day NOVEMBER 2016

Witness at Request of Grantor:

Rocio Canamar ROCIO CANAMAR

Rubi Chavarria RUBI CHAVARRIA

STATE OF TEXAS } COUNTY OF HIDALGO

(Acknowledgment)

This instrument was acknowledged before me on the 16th day of NOVEMBER 2016 by RUBI CHAVARRIA

My commission expires: 03/06/2019



Notary Public, State of Texas Notary's printed name: JOSE GENARO SALINAS

Chapter 232 Texas LGC Application

APPLICATION NO: 3-17162 Dec. 7, 2016

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

A1725-00-000-0007-00

[1] OWNER: CANAMAR, ROCIO PO BOX 753 SULLIVAN TX 78595 Telephone No. 391-6083

[7] LEGAL DESC./NAME OF SUBDIVISION ALADDIN RANCHITOS LOT 7 C-25

LOCATION: 0 EL PINTO RD AND EX 83

[2] CONTRACTOR: SELF

[8] SEWAGE: PUBLI

[3] WATER SYSTEM: AGUA

[9] CONSTRUCTION TYPE: BLOC

[4] PURPOSE OF APPLICATION: NEW RESIDENCE 01-RESIDENTIAL NEW SINGLE DWELLING

[10] EST. COST OF CONST.: \$70,000

[5] SIZE OF STRUCTURE: 3,135 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES NO

[6] USE OF BUILDING: RES. NEW HOUSE ZONE-C

Special Conditions: No construction allowed over any easements. FRONT 50' BACK 40' SIDES 6' MUST COMPLY W/ALL COUNTY SETBACK AND REGULATIONS 18" TOP OF CURB

FOR COUNTY USE ONLY APPLICATION FEES

Prepared by [Signature] Date 12/7/16

OTHER TOTAL AMOUNT \$30.00

Approved by [Signature] Date 12/7/16

Light [X] Water [X]

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

Community No.: 480334

Certification of Elevation Required: YES NO BFE

Signature of Owner or Applicant [Signature] Date 12-7-16

- 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.