

| PLANNING DEPT. PCT.#1 CERTIFICATE OF PLAT & UTILITY STATUS |                                |                 |
|--|--------------------------------|-----------------|
|  | APPLICANT                      | APPLICATION NO. |
| 1.   | MARIA MEDRANO                  | 1-297           |
|  |                                |                 |
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|  |                                |                 |
|  | COMM. COURT: February 27, 2018 |                 |



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

Main Office  
1304 South 25<sup>th</sup> 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: 1-297

### 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: María R. Medrano

Address: 5725 Mc 11 North  
Weslaco  
Mercedes TX 78570

Phone: 956 650-4866

| Approved by<br>Environmental Health: | Temporary Service     | Final Service         |
|--------------------------------------|-----------------------|-----------------------|
| _____                                | _____                 | _____                 |
| Inspection/Permit No:                | Authorized Signature  | Authorized Signature  |
| Date Approved: _____                 | _____ / _____ / _____ | _____ / _____ / _____ |

Water Supplier: HA NAWIS

Utility Provider:  M.V.E.C.       AEP

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

regarding the land described as: (Sacred Park Cemetery)  
Campaneras Lot 3 BIK 100

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 7-11-02);  
Alyssa Williams  
(verified by \_\_\_\_\_);  
(verified by \_\_\_\_\_);  
(verified by \_\_\_\_\_);  
(verified by \_\_\_\_\_);

\_\_\_\_\_  
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: 1-297

### 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: Maria Medrano

Address: 5785 Mile 11 N.

Mercedes TX 78570

Phone: (956) 650-4566

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

(Sacred Park Cemetery)  
Campaceras Lot 3 BIK 100

#### STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Maria R. Medrano  
Requesting Party (Signature)

2-15-18  
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:

2/21/18  
Date

[Signature]  
County Official

2237343

**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.**

**WARRANTY DEED**

Date: August 30, 2011

Grantors: SACRED PARK CEMETERY, INC.  
1401 Woodland Drive  
Weslaco, Hidalgo County, Texas 78596

Grantee: MARIA DEL ROSARIO MEDRANO  
5725 Mile 11 North  
Mercedes, Hidalgo County, Texas 78570

Consideration: Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration.

Property (including any improvements):

5.1 acres of land out of LOT THREE (3), BLOCK ONE HUNDRED (100), CAMPACUAS ADDITION to the CapiSallo District Subdivision in the Llano Grande Grant, Hidalgo County, Texas; said land is described by metes and bounds in that certain "EXHIBIT A" which is attached hereto and incorporated by reference herein.

Reservations from and Exceptions to Conveyance and Warranty:

- a. Taxes for the year 2011 and subsequent years, and any subsequent assessments for prior years due to change inland usage or ownership shall be the responsibility of Grantee.
- b. Any and all Oil, Gas, and Minerals which may be on, in, or beneath the land being conveyed.
- c. Easements, Rules, Regulations and Rights in favor of Hidalgo County Irrigation District No. 9.
- e. Subject to any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway and the rights of the public thereto.
- f. Easements and reservations as may appear upon the recorded map and dedication of said subdivision.

Grantor, for the consideration and subject to the reservations from and 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 wise belonging, to have and to hold it to Grantee, Grantee's heirs, executors, administrators, and successors or 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, except as to the reservations from and exceptions to conveyance and warranty.

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

SACRED PARK CEMETERY, INC.

By: *Mark McCaleb*  
MARK B. McCALEB, President

STATE OF TEXAS

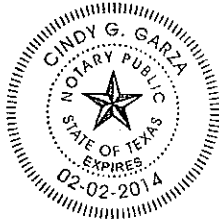
\*  
\*  
\*

Corporate Acknowledgment

COUNTY OF HIDALGO

This instrument was acknowledged before me on the 30th day of August, 2011, by MARK B. McCALEB, President of SACRED PARK CEMETERY, INC., a Texas corporation, on behalf of said corporation.

Seal:



*Cindy G. Garza*  
Notary Public, State of Texas.

AFTER RECORDING, RETURN TO:

MARIA DEL ROSARIO MEDRANO  
5725 Mile 11 North  
Mercedes, Texas 78570

**EXHIBIT "A"**

08/06/02 MON 15:15 FAX 9586849282

HALFF ASSOC

003

LEGAL DESCRIPTION

Being a 5.10 acre tract of land out of Lot 3, Block 100, Campacas Addition, Hidalgo County, Texas, as recorded in Volume 1, Page 2, Map Records, Hidalgo County, Texas, (M.R.H.C.T.), said tract also being a part of a tract of land described in deed to Maria Del Rosario Medrano, as recorded in County Clerk's No. 798525, Deed Records, Hidalgo County, Texas, (D.R.H.C.T.), said tract of land being more particularly described as follows:

BEGINNING at the northwest corner of said Lot 3, Block 100, said corner being on the centerline of Mile 11 North Road;

THENCE due East, along the north line of said Lot 3 and the centerline of said Mile 11 North Road, a distance of 106.00 feet to a point for corner;

THENCE due South, departing said north line and parallel to the west line of said Lot 3, a distance of 20.00 feet pass the south right-of-way line of said Mile 11 North Road, at a total distance of 801.00 feet to a point for corner;

THENCE due East, parallel to the north line of said Lot 3, a distance of 159.00 feet to a point for corner;

THENCE due South, parallel to the west line of said Lot 3, a distance of 519.00 feet to a point for corner on the south line of said Lot 3;

THENCE due West, along the south line of said Lot 3, a distance of 265.00 feet to a point on the southwest corner of said Lot 3;

THENCE due North, along the west line of said Lot 3, a distance of 1,300.00 feet pass the south right-of-way line of said Mile 11 North Road, at a total distance of 1,320.00 to the POINT OF BEGINNING AND CONTAINING 222,441 square feet or 5.10 acres of land more or less.

K:\2000s\2007 McCall's Cemetery\Down\Lot\_07a.doc

EXHIBIT "A"

# MAP OF SACRED PARK CEMETERY

HIDALGO COUNTY, TEXAS

BENS A 5.106 ACRE TRACT OF LAND OUT OF LOT 3, BLOCK 100, CAMPANAS ADDITION, HIDALGO COUNTY, TEXAS AS RECORDED IN VOL. 11 PAGE 2, MAP RECORDS, HIDALGO COUNTY, TEXAS 04-14-1973

DATE OF PREPARATION: JUNE 2ND 1978  
 DRAWN BY: J. L. WATSON  
 CHECKED BY: J. L. WATSON  
 SCALE: AS SHOWN  
 1" = 100'

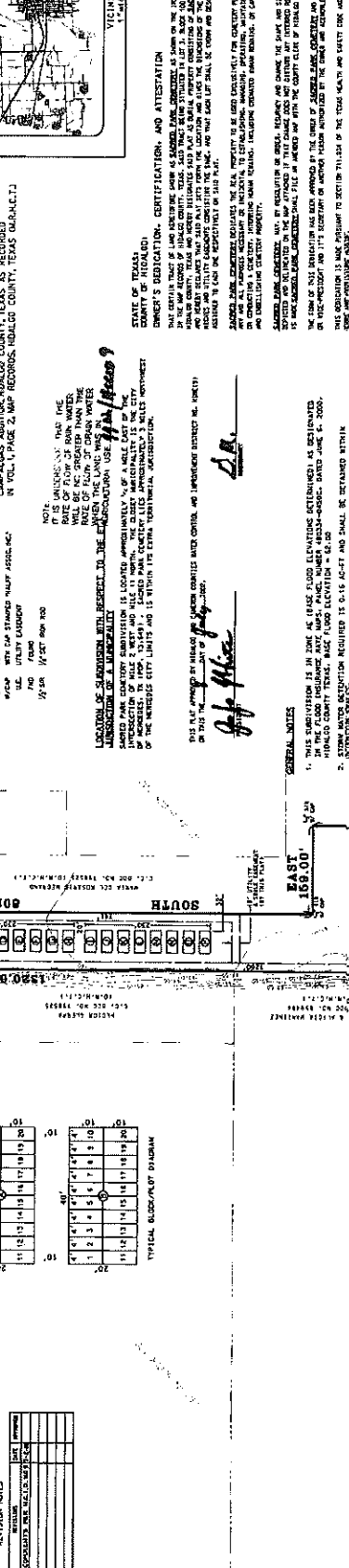
LOCATION OF SUBDIVISION WITH REFERENCE TO THE NEAREST PUBLIC HIGHWAY OR RAILROAD AND TO THE NEAREST CITY LIMITS AND IS WITHIN THE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF HOUSTON, TEXAS.

THIS MAP APPROVED BY THE BOARD OF COUNTY COMMISSIONERS UNDER CONTROL AND SUPERVISION OF THE STATE OF TEXAS.

GENERAL NOTES:  
 1. THIS SUBDIVISION IS IN THE 100' X 100' GRID SYSTEM ESTABLISHED AS DESCRIBED IN THE PLAT OF THE SACRED PARK CEMETERY, HIDALGO COUNTY, TEXAS AS RECORDED IN VOL. 11 PAGE 2, MAP RECORDS, HIDALGO COUNTY, TEXAS 04-14-1973.  
 2. THE DISTANCE BETWEEN THE CENTER POINTS OF ADJACENT LOTS SHALL BE 100 FEET.  
 3. THE DISTANCE BETWEEN THE CENTER POINTS OF ADJACENT BLOCKS SHALL BE 100 FEET.  
 4. ALL LOTS SHALL BE 100 FEET WIDE AND 100 FEET DEEP.  
 5. THE DISTANCE BETWEEN THE CENTER POINTS OF ADJACENT LOTS SHALL BE 100 FEET.  
 6. THE DISTANCE BETWEEN THE CENTER POINTS OF ADJACENT BLOCKS SHALL BE 100 FEET.

REVISION NOTES

| NO. | DATE   | DESCRIPTION            |
|-----|--------|------------------------|
| 1   | 6/2/78 | PREPARED FOR RECORDING |
| 2   | 6/2/78 | REVISIONS MADE         |
| 3   | 6/2/78 | REVISIONS MADE         |
| 4   | 6/2/78 | REVISIONS MADE         |
| 5   | 6/2/78 | REVISIONS MADE         |
| 6   | 6/2/78 | REVISIONS MADE         |
| 7   | 6/2/78 | REVISIONS MADE         |
| 8   | 6/2/78 | REVISIONS MADE         |
| 9   | 6/2/78 | REVISIONS MADE         |
| 10  | 6/2/78 | REVISIONS MADE         |



STATE OF TEXAS  
 COUNTY OF HIDALGO  
 I, J. L. WATSON, Surveyor, do hereby certify that this plat was prepared by me or under my direct supervision and that I am a duly licensed Surveyor in the State of Texas.

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COUNTY OF HIDALGO  
PLANNING DEPARTMENT

|                        |                           |                           |
|------------------------|---------------------------|---------------------------|
| Main Office            | Precinct No. 1 Substation | Precinct No. 3 Substation |
| 1304 South 25th Street | 1902 Joe Stephens Ave.    | 2401 N. Moorefield Rd.    |
| Edinburg, Texas 78542  | Weslaco, Texas 78596      | Mission, Texas 78572      |
| Ph: 956-318-2840       | Ph: 956-968-4734          | Ph: 956-205-7045          |
| Fax: 956-318-2844      | Fax: 956-973-7850         | Fax: 956-205-7049         |

Permit No.: Permit 1-297  
Receipt No.: 001270  
S0018-00-000-0001-00


MEDRANO ANDRES J  
5725 MILE 11 N  
MERCEDAS, TX 78570  
(956) 650-4866  
(956) 650-4850

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 44 Mobile homes
- [4] Size of Structure: 1038Sq.Ft.
- [5] Legal Description: SACRED PARK CEMETERY LOT 1
- [6] Location: MILE 11 N. & MILE 2 W.
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$26900
- [10] Flood Zone: Zone X

Community Panel Number: 480334 0450C  
Precinct: 1  
Certification of Elevation Required: No  
Setbacks: Front 50', Rear 20', Side 15', Side 15', Corner '  
Special Conditions: MUST COMPLY WITH ALL COUNTY  
SETBACKS & REGULATIONS  
Description: Permit 1-297  
Price: \$30.00

**Total Amount.....\$30.00**

Method of Payment: Cash  
Check/M.O.#:  
Payment: \$40.00  
Change Due: \$10.00  
Application: gilbert.pecina  
Inspector: gilbert.pecina  
Receipt: alysa.ulloa

  
Cashier

2/9/18  
Date

[NOTICE]

ALL SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE IN COMPLIANCE WITH THE SUBDIVISION PLAT AND/OR DEED RESTRICTIONS. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. NO MORE THAN ONE SINGLE FAMILY RESIDENCE PER LOT. APPLICANT SHALL COMPLY WITH ALL THE PLAT AND OR DEED RESTRICTIONS AND REQUIREMENTS AFFECTING THE LOT. APPLICANT ACKNOWLEDGES THAT NO FURTHER DIVISION OF THE DESCRIBED PROPERTY SHALL BE DONE WITHOUT FIRST PREPARING A SUBDIVISION PLAT IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES, TEXAS LOCAL GOVERNMENT CODE AND/OR TEXAS WATER DEVELOPMENT BOARD MODEL SUBDIVISION RULES. A CLEARANCE WILL NOT BE ISSUED FOR ANY PROPERTY LOCATED IN AN AREA DESIGNATED AS ZONE 'A', 'AE', 'AH' OR 'AO' UNTIL THE OWNER AND/OR CONTRACTOR HAS PROVIDED THE PLANNING DEPARTMENT A DEVELOPMENT PERMIT APPROVED BY THE COUNTY OF HIDALGO FLOOD PLAIN ADMINISTRATOR INCLUDING AN ELEVATION CERTIFICATE REFLECTING THE PROPOSED FINISHED FLOOR ELEVATION FOR THE IMPROVEMENTS AND THE BASE FLOOD ELEVATION FOR THE PROPERTY. IN ADDITION, A FINAL CLEARANCE WILL NOT BE ISSUED UNTIL THE OWNER AND/OR CONTRACTOR HAS PROVIDED THE PLANNING DEPARTMENT A FINISHED FLOOR CONSTRUCTION ELEVATION CERTIFICATE CONFIRMING THAT ALL IMPROVEMENTS WERE CONSTRUCTED IN ACCORDANCE WITH THE TERMS OF THE INITIAL APPLICATION AND FLOOD PLAIN ADMINISTRATION DEVELOPMENT PERMIT. A SEPARATE PERMIT IS ALSO REQUIRED FOR INSTALLATION OF SEPTIC TANKS AND THE VERIFICATION THAT SEPTIC TANKS WERE INSTALLED IN COMPLIANCE WITH ALL LEGAL REQUIREMENTS. THIS APPLICATION IS SUBJECT TO CANCELLATION 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 ANY TIME AFTER WORK IS COMMENCED. APPLICANT/OWNER STATES THAT NO STRUCTURE EXISTS ON THIS TRACT OF LAND. IF FOUND IN VIOLATION APPROVED APPLICATION MAY BE REVOKED. APPROVED APPLICATION FEE SHALL BE DOUBLED FOR CONSTRUCTION COMMENCING AND/OR STRUCTURES MOVED IN PRIOR TO OBTAINING AN APPROVED APPLICATION. THE FORGOING IS A TRUE AND CORRECT DESCRIPTION OF THE IMPROVEMENTS CONTEMPLATED BY THE UNDERSIGNED APPLICANT, AND THE APPLICANT STATES THAT THE APPLICANT WILL HAVE FULL AUTHORITY OVER THE CONSTRUCTION OF SAME AND CONTRACTOR AND APPLICANT HEREBY AGREE TO COMPLY WITH ALL COUNTY REQUIREMENTS AND APPLICABLE PLAT AND/OR DEED RESTRICTIONS. APPLICANT AND CONTRACTOR HEREBY CERTIFY THAT EACH HAS 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 VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION. BY SIGNING THIS APPLICATION, APPLICANT AND CONTRACTOR AUTHORIZE REPRESENTATIVES OF THE COUNTY OF HIDALGO TO COME ON TO THE CONSTRUCTION SITE TO MONITOR CONTRACTOR'S AND APPLICANT'S COMPLIANCE WITH THE TERMS OF THE PERMIT AND THE COUNTY'S SUBDIVISION REGULATIONS. PLEASE CONTACT PLANNING DEPARTMENT 48 HOURS PRIOR TO POURING OF FOUNDATION FOR INSPECTION OF BUILDING SETBACKS FROM PROPERTY LINES AND FINISH FLOOR ELEVATION. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. BUILDING SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE MET PRIOR TO POURING FOUNDATION OR WHEN MOVING IN A STRUCTURE.

  
Signature of Owner or Applicant

2-9-18  
Date