



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: 1-641

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: Micna E. Yanez

Address: 1806 E. Bronze St

Apt #2

Pharr, Tx. 78577

Phone: 417-894-6691

Approved by Environmental Health:	Temporary Service	Final Service
<u>[Signature]</u>	<u>[Signature]</u>	<u>[Signature]</u>
Authorized Signature	Authorized Signature	Authorized Signature
Inspection/Permit No:		
Date Approved:	<u> / /</u>	<u> / /</u>

Water Supplier: Military

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

Account/ESI No.: U/A

Temporary Pole Permanent Service

regarding the land described as:

Ranchitos de Progreso Phase 1 lot 30

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 12-24-04);
(AW SA)
Willert

(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: 1-641

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: Mirna E. Yanez

Address: 1806 W Bronze St Apt #2
Pharr, TX 78577

Phone: 417-894-6691

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

Ranchitos de progreso Phase 1 lot 30

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Mirna E. Yanez
Requesting Party (Signature)

5-1-2018
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:

5/1/18
Date

[Signature]
County Official

SIERRA TITLE
STG/ MC GF# 3176530 General Warranty Deed

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.

Date: April 6, 2018

Grantor: DANIEL MARTINEZ and wife, MINERVA MARTINEZ LONGORIA

Grantor's Mailing Address: 3402 Carriage Ln.
Baytown, Texas 77521
Harris County

Grantee: MIRNA E. YANEZ GONZALEZ and husband, DERLY GUTIERREZ

Grantee's Mailing Address: 1806 W. Bronze St.
Pharr, Texas 78577
Hidalgo County

Consideration: TEN AND NO/100THS DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged

Property (including any improvements):

Lot 30, RANCHITOS DE PROGRESSO, PHASE I SUBDIVISION, Hidalgo County, Texas, according to the Plat or Map thereof recorded in Volume 46, Page 159, Map Records of Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:
Subject To:

Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas, on December 30, 2004, under Clerk's Document No. 1418936, and Restrictions as shown on plat recorded in Volume 46, Page 159, Map Records of Hidalgo County, Texas.

Right of way easement granted to Hidalgo County Drainage District No. 1, by S.W. Fordyce Estate, dated May 15, 1929, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 384, Page 43, Deed Records Hidalgo County, Texas.

Right of way easement granted to Hidalgo County Drainage District No. 1, by Hidalgo County Bank & Trust Co., dated May 15, 1929, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 389, Page 408, Deed Records Hidalgo County, Texas.

Levee Easement granted to Hidalgo County, by S.W. Fordyce, dated February 1, 1935, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 395, Page 500, Deed Records Hidalgo County, Texas.

Levee Easement granted to Hidalgo County, by Samuel W. Fordyce, Jr., dated April 6, 1935, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 395, Page 621, Deed Records Hidalgo County, Texas.

Levee Easement granted to Hidalgo County, by H.C. Drawe, dated October 29, 1937, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 437, Page 152 and in Volume 437, Page 153, Deed Records Hidalgo County, Texas.

Levee Easement granted to Hidalgo County, by W.H. Drawe and wife, Le Nora Drawe, dated October 29, 1937, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 437, Page 155, Deed Records Hidalgo County, Texas.

Daniel Martinez
DANIEL MARTINEZ

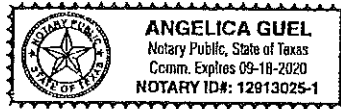
Mirna E. Yanez Gonzalez
MINERVA MARTINEZ
LONGORIA

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 6th day of April, 2018, by
DANIEL MARTINEZ.

(SEAL)



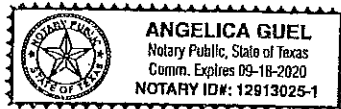
Angelica Guel
Notary Public, State of Texas

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 6th day of April, 2018, by
MINERVA MARTINEZ LONGORIA.

(SEAL)



Angelica Guel
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
MIRNA E. YANEZ GONZALEZ
1806 W. Bronze St.
Pharr, Texas 78577

PREPARED IN THE LAW OFFICE OF:
JOHN ROBERT KING
3409 N. 10th, Suite 100
McAllen, Texas 78501
File No.: GF3176530 AG/lh



APRIL 19, 2018

HIDALGO COUNTY HEALTH DEPT./
PLANNING AND ZONING

To Whom it May Concern:

MIRNA E. YANEZ AND DERLY GUTIERREZ, is requesting that Military Highway Water Supply Corporation inform your office that Water services are available for Residential Account Lot Thirty (30), Ranchitos De Progreso, Phase I Subdivision, in Hidalgo County, Texas or plat thereof recorded in Map Records, Office of the Hidalgo County, Texas.

Water services can be provided to this property upon application and payment of the applicable fee associated with this connection. Therefore please issue a letter of clearance for this property.

Should any further information be needed regarding this matter , please do not hesitate to contact me at the address or telephone number listed below.

Sincerely,

Sandra Salas

Sandra Salas
Customer Service Representative
ALL LETTERS ARE GOOD FOR ONE YEAR

“This institution is an equal opportunity provider and employer.”

Military Highway Water Supply Corporation

P.O. Box 250 • Progreso, Texas 78579
Phone (956) 565-2491 • Fax (956) 565-9471



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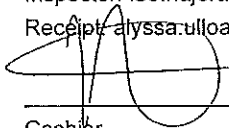
Permit No.: Permit 1-641
Receipt No.: 002572
R0940-01-000-0030-00

- GONZALEZ MIRNA E. YANEZ & DERLY GUTIERREZ
- 1806 W. BRONZE ST.
- PHARR, TX 78577
- (956) 460-5005
- (956) 460-5005
- [1] Contractor: SELF
- [2] Water System: Military WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 4000Sq.Ft.
- [5] Legal Description: RANCHITOS DE PROGRESSO PH 1 LOT 30
- [6] Location: fm 88 & 281
- [7] Sewage: N/A
- [8] Construction Type: Block
- [9] Est. Cost of Construction: \$30000
- [10] Flood Zone: Zone B

Community Panel Number: 4803340525B
 Precinct: 1
 Certification of Elevation Required: No
 Setbacks: Front 25', Rear 25', Side 6', Side 6', Corner '
 Special Conditions: must comply with all county setbacks & regulations
 Description: Permit 1-641
 Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
 Check/M.O.#:
 Payment: \$30.00
 Change Due: \$0.00
 Application: alyssa.ulloa
 Inspector: leo.najera
 Receipt: alyssa.ulloa



 Cashier

5/1/18

 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.

Derly Gutierrez

 Signature of Owner or Applicant

5/1/18

 Date