

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	RONALD GUERRA C/O ROLANDO TOVAR	4-900
	COMM. COURT: AUGUST 14, 2018	



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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-900

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:

Ronald Avenra c/o

Name: Rolando Tovar

Address: 24007 rio Colorado
rd Lynn tx

Phone: 956-227-8788

Approved by Environmental Health:	Temporary Service	Final Service
<u>NR</u>	<u>NR</u>	
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>existing Septic</u>	
	<u>07/27/18</u>	<u>1 1</u>

Water Supplier: City of Edinburg

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

Account/ESI No.: 107969-019
 Temporary Pole Permanent Service

regarding the land described as:

24007 rio Colorado rd Lynn tx los Novillos subd- 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 10/20/18);

(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

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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: Ronald Guerra

Name: Rolando Tovar C/O
Address: 1818 S. Alamo rd
Edinburg TX 78542
Phone: 956-227-8788

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

LOS NOVILOS lot #26

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

[Signature]
Requesting Party (Signature)

7-17-18
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

.....
This part to be filled out by receiving county official:

Location of land verified and completed request accepted by Hidalgo County for processing on:

7/25/18
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: October 20, 2014

Grantor: KCJC REAL ESTATE PARTNERSHIP, LTD.,
A TEXAS LIMITED PARTNERSHIP

Grantor's Mailing Address (including county): P. O. Box 4424
McAllen, Texas 78502-4424
Hidalgo County, Texas

Grantee: RONALD GUERRA and MONICA LEDESMA

Grantee's Mailing Address (including county): P. O. Box 420
San Juan, Texas 78589
Hidalgo County, Texas

Consideration: Ten Dollars and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by grantee of Grantee's one certain promissory note of even date herewith, in the principal sum of FIFTY-THREE THOUSAND AND NO/100THS DOLLARS (\$53,000.00) payable to the order of KCJC REAL ESTATE PARTNERSHIP, LTD., A TEXAS LIMITED PARTNERSHIP, and bearing interest as therein provided; containing the usual clauses providing for acceleration of maturity and for attorney's fees, the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a Deed of Trust of even date herewith to BYRON JAY LEWIS, Trustee.

Property (including any improvements):

Lot Twenty-six (26), LOS NOVILLOS SUBDIVISION, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 49, Pages 10-14, Map Records, Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

Restrictive covenants recorded in CLERK'S FILE NO. 1580282, OFFICIAL RECORDS, AND VOLUME 49, PAGES 10-14, MAP RECORDS, HIDALGO COUNTY, TEXAS.

All the oil, gas and other minerals, in, under or that may be produced from the land are excepted herefrom in instrument(s) dated April 2, 1948, recorded in Volume 83, Page 47, Oil and Gas Records, dated June 18, 1977, recorded in Volume 1535, Page 825, dated December 19, 1980,

recorded in Volume 1703, Page 159 and dated May 7, 1981, recorded in Volume 1723, Page 444, Deed Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas, and Mineral Lease dated March 30, 1987, recorded in Volume 2448, Page 32 and unitized by instrument dated February 13, 1992, recorded in Volume 3208, Page 163 and dated April 22, 1992, recorded in Volume 3245, Page 110, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Memorandum of Oil and Gas Lease dated December 15, 2003, recorded on December 29, 2003 under Clerk's File No. 1280008, dated December 1, 2003, recorded on December 29, 2003 under Clerk's File No. 1280009, dated December 5, 2003, recorded on December 29, 2003 under Clerk's File No. 1280010, dated November 26, 2003, recorded on December 29, 2003 under Clerk's File No. 1280011, dated December 11, 2003, recorded on December 29, 2003 under Clerk's File No. 1280012, dated December 12, 2003, recorded on December 29, 2003 under Clerk's File No. 1280013, dated November 12, 2003, recorded on December 29, 2003 under Clerk's File No. 1280014, dated October 23, 2003, recorded on December 29, 2003 under Clerk's File No. 1280015, dated November 3, 2003, recorded on December 29, 2003 under Clerk's File No. 1280017, dated November 12, 2003, recorded on December 29, 2003 under Clerk's File No. 1280018, dated October 7, 2003, recorded on December 29, 2003 under Clerk's File No. 1280020, dated September 4, 2003, recorded on December 29, 2003 under Clerk's File No. 1280021 and dated December 9, 2003, recorded on December 29, 2003 under Clerk's File No. 1280022, 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, whether listed herein or not.

Easement and Right of Way dated December 5, 1930, recorded in Volume 329, Page 646, Deed Records, Hidalgo County, Texas.

Grant of Easement dated October 20, 1955, recorded in Volume 846, Page 30, Deed Records, Hidalgo County, Texas.

Right of Way Easement dated October 24, 1967, recorded in Volume 1195, Page 909, Deed Records, Hidalgo County, Texas.

Highway Right of Way Easement dated August 21, 1973, recorded in Volume 1377, Page 675, Deed Records, Hidalgo County, Texas.

Right of Way Easement dated August 21, 1973, recorded in Volume 1378, Page 509, Deed Records, Hidalgo County, Texas.

Easement and/or other rights, if any, as set forth in instrument dated June 18, 1977, recorded in Volume 1535, Page 824, Deed Records, Hidalgo County, Texas.

Deed of Easement dated July 10, 2009, recorded under Clerk's File No. 2016222, Official

Records, Hidalgo County, Texas.

Lien and other rights, if any, in favor of LOS NOVILLOS PROPERTY OWNERS ASSOCIATION to secure payment of assessments, as set forth in instrument dated February 17, 2006, recorded under Clerk's File No. 1580282, Official Records, Hidalgo County, Texas.

Minimum floor elevation; fifty foot (50') minimum setback line along the front; fifteen foot (15') minimum setback line along the sides; thirty foot (30') minimum setback line along the rear; fifteen foot (15') utility easement along the West, East and North sides; and, thirty foot (30') drainage easement along the rear, as per map or plat thereof recorded in Volume 49, Pages 10-14, Map Records, Hidalgo County, Texas.

Easements and reservations as may appear upon the recorded map and dedication of said subdivision.

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.

BY THE ACCEPTANCE OF THIS DEED, GRANTEE TAKES THE PROPERTY "AS IS", EXCEPT FOR THE WARRANTIES OF TITLE AS PROVIDED AND LIMITED HEREIN. GRANTOR HAS NOT MADE AND DOES NOT MAKE ANY REPRESENTATIONS AS TO THE PHYSICAL CONDITION, LAYOUT, FOOTAGE, EXPENSES, ZONING, OPERATION OR ANY OTHER MATTER AFFECTING OR RELATED TO THE PROPERTY, AND GRANTEE HEREBY EXPRESSLY ACKNOWLEDGES THAT NO SUCH REPRESENTATIONS HAVE BEEN MADE. GRANTOR MAKES NO OTHER WARRANTIES, EXPRESS OR IMPLIED, OF MERCHANTABILITY, MARKETABILITY, FITNESS OR SUITABILITY FOR A PARTICULAR PURPOSE OR OTHERWISE EXCEPT AS SET FORTH AND LIMITED HEREIN. ANY IMPLIED WARRANTIES ARE EXPRESSLY DISCLAIMED AND EXCLUDED.

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

KCJC REAL ESTATE PARTNERSHIP, LTD.,
A TEXAS LIMITED PARTNERSHIP

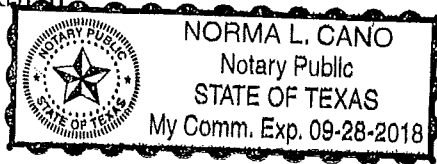
BY: KCJC I, INC., A TEXAS CORPORATION,
Its General Partner

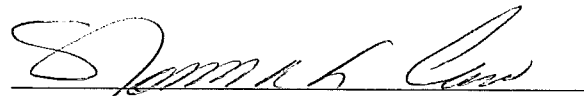
BY: 
JOSE M. GUERRA, PRESIDENT

(Acknowledgment)

State of Texas §
County of Hidalgo §

This instrument was acknowledged before me on the 24th of October, 2014,
by JOSE M. GUERRA, PRESIDENT of KCJC I, INC., A TEXAS CORPORATION, General
Partner, on behalf of KCJC REAL ESTATE PARTNERSHIP, LTD., A TEXAS LIMITED
PARTNERSHIP.




Notary Public, State of Texas

AFTER RECORDING RETURN TO:
RONALD GUERRA and MONICA LEDESMA
P. O. Box 420
San Juan, Texas 78589

PREPARED BY:
Lewis, Monroe & Peña
Attorneys At Law
3111 W. Freddy Gonzalez Drive
Edinburg, Texas 78539
GF#: 797188; NLC:bc



Chapter 232, Texas Local Government Code

7/3/2018 3:30:38 PM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

Permit No.: Permit 4-900

Receipt No.: 003436

L6309-00-000-0026-00

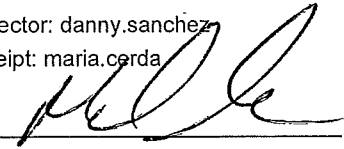
Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
1304 South 25th Street	1902 Joe Stephens Ave.	2401 N. Moorefield Rd.
Edinburg, Texas 78542	Weslaco, Texas 78596	Mission, Texas 78572
Ph: 956-318-2840	Ph: 956-968-4734	Ph: 956-205-7045
Fax: 956-318-2844	Fax: 956-973-7850	Fax: 956-205-7049

- GUERRA RONALD & MONICA LEDESMA
 PO BOX 420
 SAN JUAN, TX 78589
 (956) 227-8788
 (956) 227-8788
- [1] Contractor: SELF
 [2] Water System: City of Edinburg
 [3] Class of Work: 01 Residential, new, Single Family Dwelling
 [4] Size of Structure: 2261Sq.Ft.
 [5] Legal Description: LOS NOVILLOS LOT 26
 [6] Location: rio grande floral
 [7] Sewage: N/A
 [8] Construction Type: Brick
 [9] Est. Cost of Construction: \$130000
 [10] Flood Zone: Zone C

Community Panel Number: 4803340225B
 Precinct: 4
 Certification of Elevation Required: No
 Setbacks: Front 50', Rear 45', Side 15', Side 15', Corner '
 Special Conditions: must comply with all setbacks and regulations
 required by the hcpd
 Description: Permit 4-900
 Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
 Check/M.O.#:
 Payment: \$30
 Change Due: \$0.00
 Application: alex.antons
 Inspector: danny.sanchez
 Receipt: maria.cerda



 Cashier

07/03/18

 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

7-3-18

 Date