

<b>PLANNING DEPT. PCT 3 CERTIFICATE OF PLAT &amp; UTILITY STATUS</b>		
	<b>APPLICANT</b>	<b>APPLICATION NO.</b>
1.	RIO GRANDE HABITAT FOR HUMANITY	3-704
2.		
3.		
4.		
5.		
6.		
7.		
	COMM. COURT: August 14, 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: 3-704  
8/1/18

### 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:

Approved by Environmental Health:	Temporary Service	Final Service
	_____	<u>Antonio</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>   /   /   </u>	<u>existsyst</u> <u>8/1/18</u>

Name: Rio Grande Habitat  
for Humanity

Address: 2604 Five Mile  
Cir, Mission TX  
78574

Water Supplier: Sharyland Water supply

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

Phone: 956-686-7455 / 956-369-2514 Account/ESI No.: 10032789429268024  
[  ] Temporary Pole [ ] Permanent Service

regarding the land described as: cell:  
Five mile Heights, Lot 12,

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 2-1-1996)

(verified by Juan Bk);

(verified by JAVIER Carda);

(verified by Juan Bk);

(verified by Juan Bk);

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:

3-704  
8/1/18

### 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: Rio Grande Habitat for Humanity

Address: 2604 Five Mile Cr.  
Mission Tx 78574

Phone: 956-686-7455 / 956-369-2514 (cell)

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

Five Mile Heights, lot 12

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

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

Mary Cis  
Requesting Party (Signature)

8/1/18  
Date

#### ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

8-1-18  
Date

[Signature]  
County Official



conditions subsequent on breach of which or any of which, as determined by Grantor, its successors and assigns, in its sole discretion that shall not be unreasonably exercised, continuing for sixty days after notice thereof shall have been recorded in the office of the County Clerk of Hidalgo County, Texas, title to the property as to which the breach exists shall revert to and be vested in Grantor, its successors and assigns, to whom a right of re-entry divesting Grantee, its successors and assigns, of all right and title to the premises is expressly reserved. Provided, however, that no reversion of title shall affect the validity of the lien of any mortgage, trust deed or other encumbrance upon the property. And further provided that no act or omission of Grantor, its successors and assigns, shall constitute a waiver of the operation or enforcement of the following conditions.

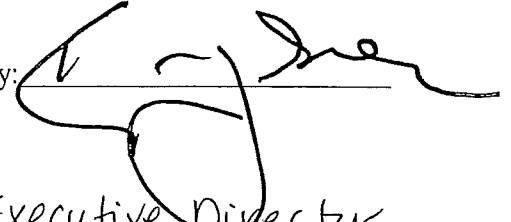
**CONDITIONS OF  
CONVEYANCE/PROPERTY  
USE RESTRICTIONS**

1. Grantee, its successors and assigns, shall use the above-described property for the period of time required solely to meet one of more of the national objectives of section 104(b)(3) of the Housing and Community Development Act of 1974, 42 U.S.C. § 5304(b)(3), as amended, as elaborated in 24 C.F.R. §§ 570.208 and 570.489(j), as amended, to wit: to benefit low-and moderate-income families, to prevent or eliminate slums or blight and/or to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community where other financial resources are not available to meet such needs.
2. In the event that Grantee, its successors and assigns, constructs or places during the period of time required a residential dwelling on the above-described property, such residential dwelling must comply with all applicable building, safety, and housing quality codes, statutes, regulations and ordinances. Additionally any such residential dwelling must be elevated to the most stringent applicable base flood elevation in effect at the time of construction or placement on the property.
3. In the event that Grantee, its successors and assigns, constructs or places during the period of time required a residential dwelling on the above-described property, and the property is located within a 100-year floodplain or Special Flood Hazard Area designated by the Federal Emergency Management Agency, Grantee, its successors and assigns, shall maintain in force for the period of time required a policy of flood insurance made available under the National Flood Insurance Act of 1968, 42 U.S.C. §4001 *et seq.*, as amended, covering at minimum the full replacement cost value of the property. Additionally, in the event that Grantee, its successors and assigns, shall, on or before the date of such transfer, and as part of the documents evidencing such transfer, notify all transferees in writing of transferees' continuing obligation to maintain required flood insurance in force on the property during the period of time required. Grantee, its successors and assigns, understands and acknowledges that if

Grantee, its successors and assigns, fails to provide such notice of required flood insurance to all transferees, and a) no transferee subsequently maintains required flood insurance, b) a Presidentially-declared flood disaster damages the above described property, and c) one or more transferees receives federal disaster relief of any kind to repair replace or restore the above-described property as a result of such flood, Grantee, its successors and assigns, shall be required to reimburse the full amount of such disaster relief to the federal agency that provided it to transferees.

EXECUTED this 14<sup>th</sup> day of May, A.D. 2015

By:



Executive Director

[Title, Grantor]





Chapter 232, Texas Local Government Code

8/1/2018 2:19:02 PM

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
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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

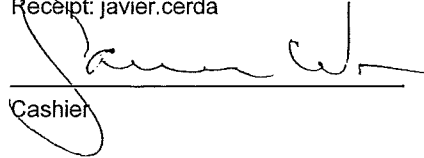
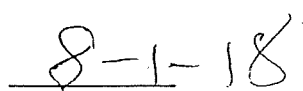
Permit No.: Permit 3-704  
Receipt No.: 003825  
F3800-00-000-0012-00

- RIO GRANDE HABITAT FOR HUMANITY
- PO BOX 4318
- MCALLEN, TX 78502
- (956) 686-7455
- (956) 686-7455
- [1] Contractor: SELF
- [2] Water System: Sharyland WSC
- [3] Class of Work: 01 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1245Sq.Ft.
- [5] Legal Description: FIVE MILE HEIGHTS LOT 12
- [6] Location: LA HOMA & 5 MILE
- [7] Sewage: City of Alton
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$50000
- [10] Flood Zone: Zone C

Community Panel Number: 4803340400C  
Precinct: 3  
Certification of Elevation Required: No  
Setbacks: Front 30', Rear 30', Side 10', Side 10', Corner '  
Special Conditions: MUST COMPLY WITH ALL REGULATIONS  
AND COUNTY SETBACKS  
Description: Permit 3-704  
Price: \$30.00

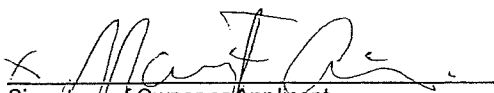
**Total Amount.....\$30.00**

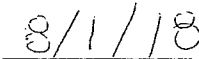
Method of Payment: Cash  
Check/M.O.#:  
Payment: \$40.00  
Change Due: \$10.00  
Application: javier.cerda  
Inspector: javier.cerda  
Receipt: javier.cerda

  
Cashier  
  
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  
Maria F Cerda

  
Date