

PLANNING DEPT. PCT 3 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	CRISTINA TAMEZ CAVAZOS	3-760
2.		
3.		
4.		
5.		
6.		
7.		
	COMM. COURT: September 11, 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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No:

3-760
8/28/18

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:

CRISTINA TAMARIZ CAVAZOS
Name: ROSA LINDA CAVAZOS

Approved by Environmental Health:	Temporary Service	Final Service
<u>[Signature]</u>	<u>[Signature]</u>	<u>[Signature]</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 / 1</u>	<u>8/28/18</u>

Address: 7323 MANZANOS street
MISSION
TEXAS

Water Supplier: M.U.D

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

Phone: 956 391-4464

Account/ESI No.: 10032789438021630
 Temporary Pole Permanent Service

regarding the land described as:

PRAIRIE VIEW HEIGHTS PH3 LOT 33

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 5/12/1997);

(verified by [Signature]);
JACKIE CARDA

(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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8/28/18

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: CRISTINA JAMEZ-CAVAZOS
Address: 7323 manzanos street
MISSION, TEXAS 78572
Phone: 956-395-4464

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

Prairie View Heights Ph3 Lot 33

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Cristina Jamez 8-28-18
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 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:

8/28/18
Date

[Signature]
County Official

“WARRANTY DEED”

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL 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.

Date: June 29, 2018

Grantor: Francisca Conchas and Jazmin Alvarado

Grantor’s Mailing Address (including county):

3402 Limoneros St.
Palmview, Texas, 78572
Hidalgo County

Grantee: Rosa Linda Cavazos Marroquin & Cristina Tamez-Cavazos

Grantee’s Mailing Address (including county):

7213 Buena Vista Lot 94
Mission, Texas, 78572
Hidalgo County

CONSIDERATION: TEN No/100th (\$10.00) Dollars and the execution and delivery by Grantee of a certain promissory note of even date herewith in the principal amount of \$10.00. Payable to the order of Grantor as there in provided, pay in full by the Grantee.

Property (including and improvement)

ALL LOT THIRTY-THREE (33), PRAIRIE VIEW HEIGHTS PHASE III BEING A SUBDIVISION OF A 24.46 ACRE TRACT OF LAND OUT OF PORTION 80, HIDALGO COUNTY, TEXAS, ACCORDING TO MAP OR PLAT OF SAID PRAIRIE VIEW HEIGHTS PHASE III, RECORDED IN VOLUME 32, PAGE78, MAP RECORDS, HIDALGO COUNTY, TEXAS.

Reservations from and Exceptions to Conveyance and Warranty:

SAVE AND EXECEPT, all the oil, gas, and other minerals, in, under or that may be produced from the subject property.

1. All prior oil, gas and other mineral reservations and/or conveyances.
2. Oil, and gas leases of record, if any.
3. Rights, rules, regulations and easements in favor of any irrigation district in which the subject property may be located.
4. Building restrictions of record, if any.
5. Easements of record and all visible easements.
6. Taxes for the year 2015 and all subsequent years which Grantee assumes and agrees to pay.
7. Grantor will be responsible for Taxes for year 2014. And Prior Years.

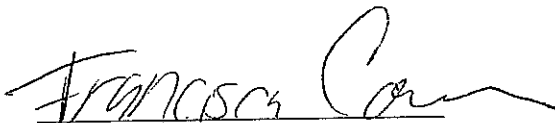
Other Exceptions to Conveyance and Warranty:

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 rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heir, executors, administrators, 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 heir, 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 form and exceptions to conveyance and warranty.


By the acceptance of this Deed, Grantee is taking the property "as is", "where is" and "with all faults", and without any representations or warranties whatsoever, express or implied, written or oral, it being the intention of Grantor and Grantee to expressly negate and exclude all representations and warranties, including, but not limited to (i) the physical condition of the property or any element thereof, including, without limitation, warranties related to suitability for habitation, merchantability or fitness for a particular purpose; (ii) the nature or quality of construction, structural design and engineering of any improvements; (iii) the quality of labor an materials included in any improvements; (iv) the soil conditions, drainage or other conditions existing at the property with respect to any particular purposes, developmental potential or otherwise; (v) all warranties created by any affirmation of fact or promise of by any affirmation of fact or promise or by any description of the property; and (vi) all other warranties and representation whatsoever, except the warranty of title expressly set forth herein.

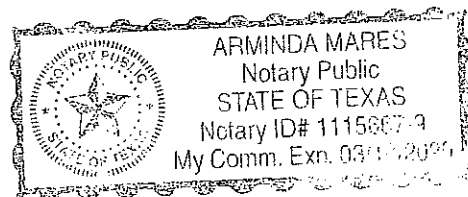
NO TITLE EXAMINATION WAS REQUESTED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION AS TO THE TITLE TO THIS PROPERTY

(Acknowledgment)


Francisca Conchas

This instrument was acknowledged this instrument before me on the 29th Day of June 2018, by Francisca Conchas.


NOTARY PUBLIC,
State of Texas
County of Hidalgo



(Acknowledgment)

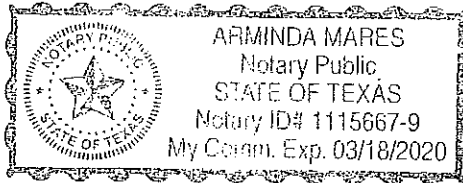
Jazmin Alvarado

Jazmin Alvarado

This instrument was acknowledged this instrument before me on the 29TH Day of June 2018, by Jazmin Alvarado.

Armina Mares

NOTARY PUBLIC,
State of Texas
County of Hidalgo



(Acknowledgment)

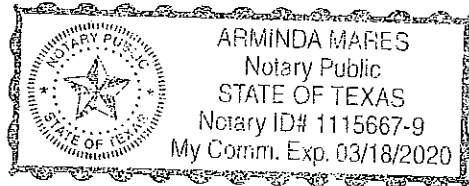
Rosalinda Cavazos Marroquin

Rosa Linda Cavazos Marroquin

This instrument was acknowledged this instrument before me on the 29TH Day of June 2018, by Rosa Linda Cavazos Marroquin.

Armina Mares

NOTARY PUBLIC,
State of Texas
County of Hidalgo



(Acknowledgment)

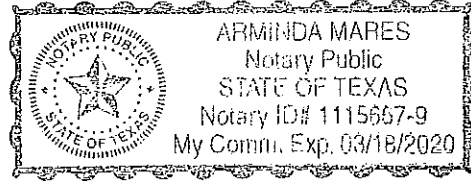
Cristina Tamez

Cristina Tamez-Cavazos

This instrument was acknowledged this instrument before me on the 29TH Day of June 2018, by
Cristina Tamez-Cavazos.

Armanda Mares

NOTARY PUBLIC,
State of Texas
County of Hidalgo



Pd.- The information described here, has been provided by the client, who has signed at their own. We do not become responsible in any legal matter.



COUNTY OF HIDALGO
PLANNING DEPARTMENT

Main Office
1304 South 25th Street
Edinburg, Texas 78542
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Mission, Texas 78572
Ph: 956-205-7045
Fax: 956-205-7049

Permit No.: Permit 3-760
Receipt No.: 004144
P8115-03-000-0033-00

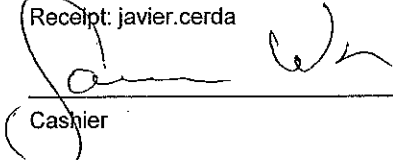
TAMEZ-CAVAZOS CRISTINA & ROSA LINDA CAVAZOS
MARROQUIN
7323 MANZANOS STREET
MISSION, TX 78572
(956) 391-4464
(956) 391-4464

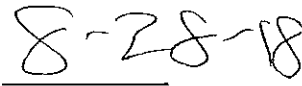
- [1] Contractor: SELF
- [2] Water System: M.U.D.
- [3] Class of Work: 20 Mobile Homes
- [4] Size of Structure: 250Sq.Ft.
- [5] Legal Description: PRAIRIE VIEW HEIGHTS PH 3 LOT 33
- [6] Location: ABRAM ROAD & 1 1/2 MILE
- [7] Sewage: M.U.D.
- [8] Construction Type: Metal
- [9] Est. Cost of Construction: \$1200.00
- [10] Flood Zone: Zone C

Community Panel Number: 4803340400C
Precinct: 3
Certification of Elevation Required: No
Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '
Special Conditions: **MUST COMPLY WITH ALL REGULATIONS AND COUNTY SETBACKS**
Description: Permit 3-760
Price: \$30.00
Description: Unauthorized Construction Penalty
Price: \$30.00

Total Amount.....\$60.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$60.00
Change Due: \$0.00
Application: javier.cerda
Inspector: javier.cerda
Receipt: javier.cerda

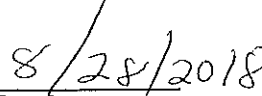

Cashier


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


Date