

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	Julio I. Martinez	4-150
	COMM. COURT: SEPTEMBER 25, 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: 4-150

### 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: JULIO MARTINEZ  
Address: 202 SAN MARCOS ST.  
JAN JUAN TX. 78589  
Phone: (956) 225-65-96

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

EL POBLO HEIBHTS<sup>MIH</sup> PH2 LOT 164

#### 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)      09/12/18  
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:

9/19/18  
Date

[Signature]  
County Official

## WARRANTY DEED

**Know all Men by these Presents** that GERARDO GUAJARDO and SONIA GUAJARDO . of the city/town of Edinburg in State of Texas (“Grantor(s)”), for the consideration of Ten Dollars (\$ 10.00 ) received to his/her/their full satisfaction, grant(s) with general warranty covenants and with a full release of all rights of dower in the real property to JULIO ISRAEL MARTINEZ and BRENDA LORENA SERRATO, husband and wife, (“Grantee(s)”) whose tax-mailing address is 802 SAN MARCOS ST, SAN JUAN, TX 78589 , the following real property:

The real property located at and described as follows: LOT 164, SAN MARCOS ST, ELDORA HEIGHTS MOBILE HOME SUBDIVISION PH II, SAN JUAN TX, HIDALGO COUNTY, TX.

### Legal Description

**Lot(s) 164, Eldora Heights Mobile Home Subdivision Phase II, as shown by the map or plat thereof recorded in Volume 41, pages 111 through 114, Map Records, Hidalgo County, Texas.**

Subject to restrictions, conditions, limitations, reservations and easements, if any, of record.

Permanent Parcel Number: E5038-02-000-0164-00

Prior Document Number Recorded: 2747748

To have and to hold the above-granted and bargained premises, with the appurtenances thereunto belonging, unto Grantee(s), his/her/their heirs and assigns forever.

And Grantor(s) for him/herself/themselves and his/her/their heirs and assigns, hereby covenant to Grantees, his/her/their heirs and assigns, that at and until the unsealing of these presents, he/she/they is/are well seized of the above-described premises as a good and indefeasible estate in fee simple, and has good right to bargain and sell the same in the manner aforesaid, and that the same is free and clear from all encumbrances whatsoever except easements, restrictions, reservations, conditions and other matters of record, taxes and assessments, both general and special, tenants in possession and zoning ordinances, and that Grantor(s) will WARRANT AND DEFEND said premises, with the appurtenances thereunto belonging, to the said Grantee(s), his/her/their successors and assigns, against all lawful claims and demands whatsoever except as aforesaid.

IN WITNESS WHEREOF I/we have hereunto set my/our hand(s), on the 10<sup>th</sup> day of August 2016.

Gerardo Guayardo  
Signature of seller/grantor

Jonis Guayardo  
Signature of other seller/grantor (if applicable)

\*\*\*\*\*

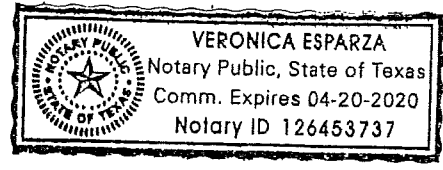
(ACKNOWLEDGEMENT)

STATE OF TEXAS  
COUNTY OF HIDALGO

Before me, a Notary Public in and for said County and State, personally appeared Gerardo Guayardo and Jonis Guayardo the person or person(s) listed above as Seller(s)/Grantor(s), who acknowledged that she/he/they did sign the foregoing instrument and that the same is her/his/their free act and deed.

In Testimony Whereof I have hereunto set my hand and official seal, this 10<sup>th</sup> day of August, 2016.

Veronica Esparza  
Notary Public  
My commission expires on: April 20, 2020



\*\*\*\*\*

**After Recording Return to:**  
**JULIO ISRAEL MARTINEZ & BRENDA LORENA SERRATO**  
**802 SAN MARCOS ST**  
**SAN JUAN, TX 78589**



Chapter 232, Texas Local Government Code

11/30/2017 1:38:51 PM

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

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

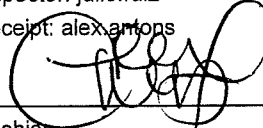
Permit No.: Permit 4-150  
Receipt No.: 000560  
E5038-02-000-0164-00

- MARTINEZ JULIO ISRAEL & BRENDA L SERRATO
- 802 SAN MARCOS ST
- SAN JUAN, TX 78589
- (956) 225-6596
- (956) 225-6596
- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 01 Residential, new, Single Family Dwelling
- [4] Size of Structure: 952Sq.Ft.
- [5] Legal Description: ELDORA HEIGHTS M/H PH 2 LOT 164
- [6] Location: CESAR CHAVEZ & ELDORA RD
- [7] Sewage: City of Pharr
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$22000
- [10] Flood Zone: Zone B

Community Panel Number: 480344 0425 C  
Precinct: 4  
Certification of Elevation Required: No  
Setbacks: Front 20', Rear 20', Side 6', Side 6', Corner '  
Special Conditions: MUST COMPLY WITH ALL COUNTY  
SETBACKS AND REGULATIONS  
Description: Permit 4-150  
Price: \$30.00

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

Method of Payment: Cash  
Check/M.O.#:  
Payment: \$30.0  
Change Due: \$0.00  
Application: alex.antons  
Inspector: julio.ruiz  
Receipt: alex.antons

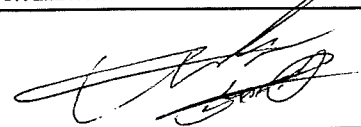
  
\_\_\_\_\_  
Cashier

11/30/17  
Date

*ID # 660748*

[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

11/30/17  
Date