

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	Irma Gonzalez	4-11215
	COMM. COURT: January 15, 2019	



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: 4-11215

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: Gonzalez
Irma Vasquez / Israel Vasquez

Address: 10135 3rd St
Hearlingen, TX 78550

Phone: 956-342-4696

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	_____
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	_____ / _____ / _____	_____ / _____ / _____

Water Supplier: North Alamo

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

Account/ESI No.: NA
[] Temporary Pole [] Permanent Service

regarding the land described as: Evergreen valley Estates Ph.3 lot 81.

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 3/16/07);

(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: 4-11215

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: Gonzalez

Name: Irma Vasquez

Address: 1013 South 3rd St
Harlingen, TX 78550

Phone: 956-342-4696

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

Evergreen Valley Estates Pt. 3 lot 81

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Irma Gonzalez
~~Irma Vasquez~~
Requesting Party (Signature) 1-08-19
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:

1/8/19
Date

[Signature]
County Official

EDWARDS ABSTRACT

GF # 201103421

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: February 22, 2011

Grantor: Martin C. Ramirez and wife, Rosa I. Ramirez

Grantor's Mailing Address (including county):

5121 W. Sycamore Avenue
McAllen, Texas 78501
Hidalgo County

Grantee: Israel Vasquez and Irma Gonzalez

Grantee's Mailing Address (including county):

1505 S. Grassmere
Bad Axe, MI 48413

Consideration: Ten and no/100 (\$10.00) Dollars and other good and valuable consideration, the receipt of all of which is hereby acknowledged and a note of even date executed by Grantee and payable to the order of Grantor in the principal amount of TWENTY NINE THOUSAND AND NO/100 DOLLARS (\$29,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to Michael R. Ezell, Trustee.

Property (including any improvements): Lot Eighty-one (81), EVERGREEN VALLEY ESTATES, PHASE III, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 52, Pages 135-144, Map Records, Hidalgo County, Texas.

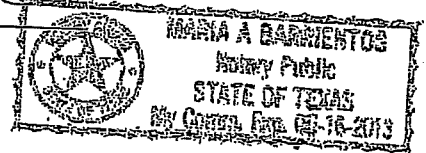
Reservations from and Exceptions to Conveyance and Warranty:

- 1) Restrictions recorded in Volume 52, Pages 135-144, Map Records, and Clerk's File No. 1731025, Official Records in Hidalgo County, Texas.
- 2) All the oil, gas and other minerals, in, under or that may be produced from the land are excepted herefrom in instrument(s) dated June 22, 1927, recorded in Volume 246, Page 17, Deed Records, and dated August 21, 1980, recorded in Volume 1687, Page 485, Deed Records, Hidalgo County, Texas.
- 3) Oil, Gas and Mineral Leases dated September 10, 1934, recorded in Volume 3, Page 293, Oil and Gas Records, and amended in instrument dated April 19, 1935, recorded in Volume 9, Page 61, Oil and Gas Records, Hidalgo County, Texas.

THE STATE OF TEXAS
COUNTY OF CAMERON

This instrument was acknowledged before me on the 25 day of February, 2011
by Martin C. Ramirez.

[Handwritten Signature]
Notary Public, State of Texas



THE STATE OF TEXAS
COUNTY OF CAMERON

This instrument was acknowledged before me on the 25 day of February, 2011
by Rosa I. Ramirez.

[Handwritten Signature]
Notary Public, State of Texas



AFTER RECORDING RETURN TO:
Israel Vasquez and Irma Gonzalez
1505 S. Grassmere
Beck Ave, Mt. Vernon, TX 75850

PREPARED IN THE LAW OFFICE OF:
Michael R. Ezell
Attorney At Law
312 E. Van Buren
Harlingen, Texas 78550

WARRANTY DEED WITH VENDOR'S LIEN

Chapter 232 Texas LGC Application

APPLICATION NO:
4-11215
Jan. 10, 2012

COUNTY OF HIDALGO
PLANNING DEPARTMENT
1304 S. 25th Ave EDINBURG TX 78539
TEL 318-2840 FAX 318-2844

E8250-03-000-0081-00

[1] OWNER: VASQUEZ, ISRAEL & IRMA GLZ.

1505 S. GRASSMERE
BAD AVE. MI. 48413

Telephone No.

[7] LEGAL DESC./NAME OF SUBDIVISION
EVERGREEN VALLEY EST. #3
LOT 81

LOCATION: 0 MILE 20 & SKINNER

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTA

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: BRIC

[4] PURPOSE OF APPLICATION: MOVED BUILDING
25- RESIDENTIAL NEW SINGLE DWELLING

[10] EST. COST OF CONST.: \$115,000

[5] SIZE OF STRUCTURE: 3,367 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: RES X-25

Special Conditions: No construction allowed over any easements.

UST COMPLY WITH ALL COUTNY SETBACKS & REGULATIONS
FRONT50' REAR35' NSIDE 60' S SIDE 6'
FINISH FLOOR ELEV 18" ABOVE CENTER LINE OF ST

FOR COUNTY USE ONLY APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$30.00

Light [X] Water [X]

Flood Zone: NO
Panel No. /Suffix: 0350C Pct: 4

Community No.: 480334

Certification of Elevation
Required: YES NO BFE

- A. Setbacks front, side & rear shall be in any deed restrictions.
- B. No more than one single family residence per lot.
- C. Applicant shall comply with all of the plat and/or deed restrictions and requirements affecting the lot.
- D. Permit fee shall be doubled for construction commencing or structures moved in prior to obtaining a permit.
- E. Applicant/owner states that no structures exist on this tract of land. If found in violation, permit may be revoked.

[Signature] _____
Prepared by Date 1-10-12

Approved by Date

[Signature] _____
Signature of Owner or Applicant Date 1-10-12

[NOTICE]

SEPARATE PERMITS ARE REQUIRED FOR SEPTIC TANKS. THIS PERMIT BECOMES NULL AND VOID 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 ANYTIME AFTER WORK IS COMMENCED.

I HEREBY CERTIFY THAT I HAVE 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 OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.