

PLANNING DEPT. PCT 3 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	JUAN JOSE OLVERA	3-529
2.		
3.		
4.		
5.		
6.		
7.		
	COMM. COURT: JANUARY 29, 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: 3-529
5/14/18

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:

Name: Juan Jose Olvera

Address: 6902 Auesta Del Sol Avenue
MISSION, TEXAS
78572

Phone: 956-205-5890

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
		<u>Antons</u>
Inspection/Permit No:		<u>sewer</u>
Date Approved:	<u>1 1</u>	<u>01/22/19</u>

Water Supplier: NA

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

Account/ESI No.: 100327 894 563 046 00
[] Temporary Pole [x] Permanent Service

regarding the land described as:

PRAIRIE VIEW HEIGHTS PHZ 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;
- 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 2/27/1996);

(verified by Juan Gale);
JAVIER CERDA

(verified by Juan Gale);

(verified by Juan Gale);

(verified by Juan Gale);

Juan Gale 1/22/19
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:

3-529
5/16/18

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: Juan Jose OLIVERA
Address: 6902 PUESTA DEL SOL AVENUE
MISSION, TEXAS 78572
✓ Phone: 956-205-5890

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

Prairie View Heights PHZ 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)

1/14/19
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:

1-22-19
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.

Special Warranty Deed

Date: DECEMBER 18, 2015

Grantor: FGMS HOLDINGS, LLC

Grantor's Mailing Address: 805 LAS CIMAS PARKWAY, STE. 350
AUSTIN, TEXAS 78746
TRAVIS COUNTY

Grantee: JUAN JOSE OLVERA and YULIANA MARQUEZ

Grantee's Mailing Address: 6919 LOMA LINDA STREET
MISSION, TEXAS 78572
HIDALGO COUNTY

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration.

Property (including any improvements):

Lots Twenty Six (26) and Twenty Seven (27), PRAIRIE VIEW HEIGHTS PHASE II, an addition to the City of Mission, Hidalgo County, Texas, according to map or plat thereof recorded in Volume 30, Page 200, Map Records, Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from Conveyance: NONE

Exceptions to Conveyance and Warranty:

- a. Restrictive covenants as recorded in Document No. 509129, Official Records and Volume 30, Page 200, Map Records, Hidalgo County, Texas.
- b. Standby fees, taxes and assessments by any taxing authority for the year 2016, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.
- c. Statutory rights, rules, regulations, easements and liens in favor of Hidalgo County Irrigation District No. 6, pursuant to applicable sections of the Texas Water Code.
- d. Rights or claims by Hidalgo County Irrigation District No. 6 to any portion of property lying within canal and/or drain ditch easements and/or rights of way located on the property.
- e. Statutory rights, rules, regulations, easements and liens in favor of Hidalgo Municipal Utility District No. 1, pursuant to applicable sections of the Texas Water Code.
- f. Easements, building setbacks and reservations as shown according to the map or plat thereof recorded in Volume 30, Page 200, Map Records, Hidalgo County, Texas.
- g. Subject to contract with Hidalgo County Water Control and Improvement District No. 6, dated November 22, 1928, recorded in Volume 307, Page 158, Deed Records, Hidalgo County, Texas.
- h. Right of Way Easement in favor of Central Power and Light Company as shown by instrument dated August 21, 1931, recorded in Volume 326, Page 154, Deed Records of Hidalgo County, Texas.
- i. Right of Way Easement in favor of Hidalgo County as shown by instrument dated June 3, 1936, recorded in Volume 465, Page 149, Deed Records of Hidalgo County, Texas.

ACKNOWLEDGMENT

STATE OF TEXAS §

COUNTY OF Travis §

This instrument was acknowledged before me on the 30 day of December, 2015, by Vito T. Fabiano, Manager FGMS HOLDINGS, LLC, a Texas limited liability company on behalf of said company.

Kimberly Maxwell
NOTARY PUBLIC, STATE OF TEXAS



PREPARED BY:
SLUSHER & ASSOCIATES, PLLC
4900 N. 10TH STE, F-3
McALLEN, TEXAS 78504
GE# 152204521

AFTER RECORDING, RETURN TO:
JUAN JOSE OLVERA and YULIANA MARQUEZ
6919 LOMA LINDA STREET
MISSION, TEXAS 78572



COUNTY OF HIDALGO
PLANNING DEPARTMENT

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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 3-529
Receipt No.: 002807
P8115-02-000-0026-00

OLVERA JUAN JOSE & YULIANA MARQUEZ
6902 PUESTA DEL SOL
MISSION, TX 78572
(956) 000-0000 *205-5890*
(956) 000-0000

- [1] Contractor: SELF
- [2] Water System: M.U.D.
- [3] Class of Work: 01 Residential, new, Single Family Dwelling
- [4] Size of Structure: 3227Sq.Ft.
- [5] Legal Description: PRAIRIE VIEW HEIGHTS PH 2 LOT 26
- [6] Location: ABROM RD AND 1 1/4 ML.
- [7] Sewage: M.U.D.
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$170000
- [10] Flood Zone: Zone C

Community Panel Number: 4803340400C
Precinct: 3
Certification of Elevation Required: No
Setbacks: Front 25', Rear 15', Side ', Side 6', Corner 35'
Special Conditions: **MUST COMPLY W/ALL COUNTY SETBACK AND REGULATIONS**
Description: Permit 3-529
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Check
Check/M.O.#: 4640
Payment: \$30.00
Change Due: \$0.00
Application: roy.cantu
Inspector: roy.cantu
Receipt: javier.cerda

[Signature]
Cashier

[Signature] *5-16-18*
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]
Signature of Owner or Applicant
Edger V. Herrera

5-16-18
Date