

| PLANNING DEPT. PCT 3 CERTIFICATE OF PLAT & UTILITY STATUS | | |
|----------------------------------------------------------------------|--------------------------------|------------------------|
| | APPLICANT | APPLICATION NO. |
| 1. | JUAN R. GUERRA BRISENO | 3-17580 |
| 2. | | |
| 3. | | |
| 4. | | |
| 5. | | |
| 6. | | |
| 7. | | |
| | | |
| | COMM. COURT: FEBRUARY 12, 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: 3-17580
5/26/17

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 | Temporary Service | Final Service |
|-----------------------|-------------------|-------------------------------------------|
| Environmental Health: | _____ | <u>R. Rice</u> |
| Inspection/Permit No: | _____ | Authorized Signature |
| Date Approved: | <u>1 1</u> | <u>EXISTING SYSTEM</u> <u>01/30/19</u> |

Name: Juan Raul Guerra
Briseño.

Address: 1517 Paris Ln Mission
Tx 78573.

Phone: 956-391-8140

Water Supplier: Sherryland

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

Account/ESI No.: 334112-001
[] Temporary Pole [x] Permanent Service

regarding the land described as:

International Village #2 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;
- 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 5/10/99);

(verified by Sandra Carter);
Sandra Carter

(verified by R. Rice);
01-30-19

(verified by R. Rice);

(verified by 01-30-19);
Sandra Carter

Sandra Carter 1/31/19
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No:

3-17580
5/26/17

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 Raul Guerra Briseno.

Address: 1517 Paris Ln Mission
Tx 78573

Phone: 956-391-81-40.

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

International Village #2 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

Juan R. Guerra
Requesting Party (Signature)

1-31-19
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease

- Rent Receipt
- Affidavit
- Other (describe)

Copy of Permit # 3-17580

.....
This part to be filled out by receiving county official:

Location of land verified and completed request accepted by Hidalgo County for processing on:

1/31/19
Date

Sandra Cantu
County Official

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR DRIVER'S LICENSE NUMBER:

WARRANTY DEED

Date: 23rd January, 2015. 2580605
Grantor: SERGIO ROJAS MACIEL

Grantor mailing address: 7700 N MOOREFIELD RD
ALTON TEXAS 78574
HIDALGO COUNTY

Grantee: JUAN R GUERRA BRISENO

Grantee's mailing address: 1515 PARIS LANE
MISSION TEXAS 78574
HIDALGO COUNTY.

Consideration: Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

PROPERTY (including any improvements)

Lot 33, INTERNATIONAL VILLAGE UNIT NO 2, as shown by the map or plat thereof recorded in Volume 34, Pages 100 of the Records of Hidalgo County.

RESERVATIONS FROM CONVEYANCE: NONE

Exceptions to Conveyance and Warranty:

Lies described as part of the Consideration and any other lies described in this deed as being either assumed or subject to which title is taken, validly existing easements, rights-of way and restrictive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2014, which Grantor assume and agrees to pay for this year, Grantee will assumed for the prior years due to change in land usage, ownership or both, the payment of which Grantee assumes.

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 the rights and appurtenances thereto in way belonging, to have and to hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from and Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

NO TITLE EXAMINATION WAS REQUIRED IN CONNECTION WITH THE PREPARATION OF THE DOCUMENTATION CONCERNING THE ABOVE DESCRIBED PROPERTY, NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION AS TO TITLE TO THIS PROPERTY

Witness the hand and seal of said Grantor on this 23rd day of January, 2015

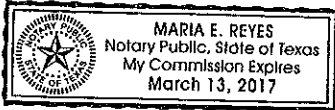
BY: Sergio Rojas Maciel
SERGIO ROJAS MACIEL
(Grantor)

Acknowledgment

STATE OF TEXAS)
COUNTY OF HIDALGO)

This instrument was acknowledged before me on this 23rd day of January, 2015
by SERGIO ROJAS MACIEL.

WITNESS my hand and seal



Maria E. Reyes
Maria E. Reyes, Notary Public
State Of Texas, County of Hidalgo.

My Comm exp. 03/13/2017

After Recording Mail to:
Juan R Guerra Briseno
1515 PARIS LANE
MISSION TEXAS 78574
HIDALGO COUNTY.

Chapter 232 Texas LGC Application

APPLICATION NO:

3-17580

May. 26, 2017

COUNTY OF HIDALGO
PLANNING DEPARTMENT
PO DRAWER B EDINBURG TX 78539
TEL 318-2840 FAX 318-2844

I6048-02-000-0033-00

[1] OWNER: GUERRA, JUAN

1517 PARIS LN.
MISSION TX

Telephone No. 391-8142

[7] LEGAL DESC./NAME OF SUBDIVISION
INTERNATIONAL VILLAGE UT 2
LOT#33
C-25

LOCATION: 0 6 & 3/4 N. LOS EBANOS

[2] CONTRACTOR: SELF

[8] SEWAGE: EXIST

[3] WATER SYSTEM: SHAR

[9] CONSTRUCTION TYPE: BLOC

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

[10] EST. COST OF CONST.: \$25,000

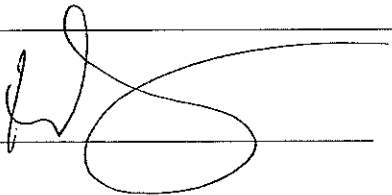
[5] SIZE OF STRUCTURE: 1,772 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: RES NEW HOUSE

Special Conditions: No construction allowed over any easements.
F 25 R 15 S6

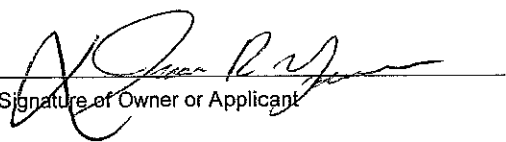
FOR COUNTY USE ONLY APPLICATION FEES


Prepared by _____
Date 5/26/17

OTHER _____
TOTAL AMOUNT \$30.00

R. Carter
Approved by _____
Date 5/5/17

Light [X] Water [X]
Flood Zone: NO
Panel No. /Suffix: 02950 Pct: 3
Community No.: 480334
Certification of Elevation
Required: YES NO BFE


Signature of Owner or Applicant _____
Date 5-26-17

- 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.

[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.