

AI-70830

| PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS |                            |                 |
|--|----------------------------|-----------------|
|  | APPLICANT                  | APPLICATION NO. |
| 1.   | Juan & Clara Gonzalez      | 4-1935          |
|  | COMM. COURT: June 18, 2019 |                 |



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 06-03-15

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

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 4-1935

### 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: Clava Gonzalez  
Juan D. Gonzalez

Address: 1458 Seminole  
Valley Dr.  
Alamo TX

Phone: Atel 373 9743

| Approved by<br>Environmental Health: | Temporary Service    | Final Service        |
|--------------------------------------|----------------------|----------------------|
| <u>Clava Gonzalez</u>                | <u>[Signature]</u>   | <u>R Rios</u>        |
| Inspection/Permit No:                | Authorized Signature | Authorized Signature |
| Date Approved:                       | <u>/ /</u>           | <u>42674</u>         |
|                                      |                      | <u>06/11/19</u>      |

Water Supplier: North Alamo Water Supply

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

Account/ESI No.: #N/A  
 Temporary Pole  Permanent Service

regarding the land described as: Seminole Valley #4 lot 63

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; (Date approved 8/20/05);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by [Signature]);
- 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; (verified by R Rios);
- 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; (verified by R Rios);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



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Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 4-1935

### 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: Clara Gonzalez

Name: Juan D. Gonzalez

Address: 1458 Seminole Valley Dr.  
Alamo TX

Phone: 956-373-7743

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

Seminole Valley #4 Lot #103

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Clara Gonzalez  
Requesting Party (Signature)

06/11/19  
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) copy of pmr.

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

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

6/12/19  
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.

WARRANTY DEED WITH VENDOR'S LIEN

Conforms to State Bar of Texas Form

Date: November 24, 2014

Grantor: J & DMC Properties LLC

Grantor's Mailing Address: 2614 West Freddy Gonzalez Drive, Edinburg, Texas 78539, Hidalgo County, Texas

Grantee: Juan Gonzalez and spouse, Clara Gonzalez

Grantee's Mailing Address: 6 Mile and 17 1/2 Street, Elsa, Texas 78543, Hidalgo County, Texas

Consideration: Ten Dollars and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of a note of even date that is in the principal amount of Twenty-Seven Thousand One Hundred and 00/100 Dollars (\$27,100.00) and is executed by Grantee, payable to the order of SECURITY FIRST FEDERAL CREDIT UNION. The note is secured by a vendor's lien retained in favor of SECURITY FIRST FEDERAL CREDIT UNION, in this deed and by a deed of trust of even date from Grantee to Leo Dan Perez, Trustee.

Property (including any improvements):

Lot Sixty-three (63), SEMINOLE VALLEY #4 SUBDIVISION, an addition to the City of Edinburg, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 48, Pages 146 thru 148, Map Records, Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty:

Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property; rights of adjoining owners in all walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; all rights obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of the water and irrigation district; taxes for the current year, the payment of which Grantee assumes; and subsequent assessments for the current and subsequent 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, transfers and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, 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 heirs, 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 from and exceptions to warranty.

LANDTITLEUSA, INC. GF# 057335 CLOSER MC

The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute.

SECURITY FIRST FEDERAL CREDIT UNION, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the Note described. The vendor's lien and the superior title to the Property are retained for the benefit of SECURITY FIRST FEDERAL CREDIT UNION, and are transferred to SECURITY FIRST FEDERAL CREDIT UNION, without recourse on Grantor.

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

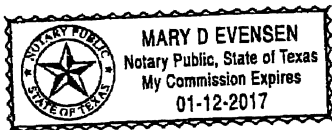
J & DMC Properties, LLC

*John J. McClelland Jr.*  
BY: John J. McClelland, Jr., Manager  
*Denise McClelland*  
BY: Denise McClelland, Manager

(Acknowledgement)

THE STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on this 2<sup>nd</sup> day of December, 2014, John J. McClelland, Jr., Manager of J & DMC Properties, LLC, on behalf of J & DMC Properties, LLC, for the purposes and consideration therein expressed.

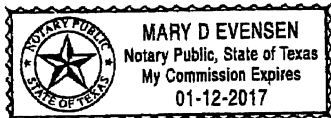


*Mary D. Evensen*  
NOTARY PUBLIC STATE OF TEXAS

(Acknowledgement)

THE STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on this 2<sup>nd</sup> day of December, 2014, Denise McClelland, Manager of J & DMC Properties, LLC, on behalf of J & DMC Properties, LLC, for the purposes and consideration therein expressed.



*Mary D. Evensen*  
NOTARY PUBLIC STATE OF TEXAS

AFTER RECORDING RETURN TO:  
Juan Gonzalez and Clare Gonzalez  
6 Mile and 17 1/2 Street  
Elsa, Texas 78543

PREPARED BY:  
Cynthia I. Martinez  
Attorney at Law  
315 E. McIntyre  
Edinburg, Texas 78541  
File/GF Number: 057339



Chapter 232, Texas Local Government Code  
**COUNTY OF HIDALGO**  
**PLANNING DEPARTMENT**

5/29/2019 1:51:01 PM

Main Office  
 1304 South 25th Street  
 Edinburg, Texas 78542  
 Ph: 956-318-2840  
 Fax: 956-318-2844

Precinct No. 1 Substation  
 1902 Joe Stephens Ave.  
 Weslaco, Texas 78596  
 Ph: 956-968-4734  
 Fax: 956-973-7850

Precinct No. 3 Substation  
 2401 N. Moorefield Rd.  
 Mission, Texas 78572  
 Ph: 956-205-7045  
 Fax: 956-205-7049

Permit No. Permit 4-1935  
 Receipt No.: 007692  
 S2440-04-000-0063-00

GONZALEZ JUAN & CLARA  
 PO BOX 2188  
 ELSA, TX 78543  
 (956) 373-6944  
 (956) 739-2020

Community Panel Number: 4803340425C  
 Precinct: 4  
 Certification of Elevation Required: No  
 Setbacks: Front 25', Rear 40', Side 6', Side 6', Corner '  
 Special Conditions: MUST COMPLY WITH HCPD SETBACKS  
 AND REGULATIONS  
 Description: Permit 4-1935  
 Price: \$30.00

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1866Sq.Ft.
- [5] Legal Description: SEMINOLE VALLEY #4 LOT 63
- [6] Location: CESAR CHAVEZ RD AND SEMINOLE VALLEY DR
- [7] Sewage: N/A
- [8] Construction Type: Block
- [9] Est. Cost of Construction: \$100000
- [10] Flood Zone: Zone B

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

Method of Payment: Check *X* *paid in cash*  
 Check/M.O.#: 6647 *m 5-30-19*  
 Payment: \$30.00  
 Change Due: \$0.00  
 Application: alex.antons  
 Inspector: peter.hernandez  
 Receipt: alex.antons

*[Signature]*  
 Cashier  
 Date 5/29/19

\* Lone Star Nat Bank didnt clear  
 check # 6647 due to insufficient  
 funds. So Mr. flores now paid  
 in cash w/a \$50.00 bill + a \$10.00 bill.  
 rec 5/30/19

*Prop ID# 694883*

[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

5/29/19  
 Date