

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	Rodolfo Perez Jr.	4-1698
2.	Daniel Casanova Jr.	4-2033
COMM. COURT: JULY 1, 2019		



# 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: 4-1698

### 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: Rodolfo Perez Jr.

Address: 14409 Mile 20  
North Rd  
Edinburg TX 78538

Phone: 956-483-9735

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	<u>MRamirez</u> Authorized Signature
Date Approved:	<u>1 / 1</u>	<u>Existing Septics</u> <u>06/14 / 19</u>

Water Supplier: North Alamo Water Supply

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

Account/ESI No.: 10032789461573764  
[ ] Temporary Pole [  ] Permanent Service

regarding the land described as: Evergreen Valley Estates PH. 3 10189

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; (Date approved 3/16/07);
- 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 MRamirez);
- 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 MRamirez);
- 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



# PLANNING DEPARTMENT

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Application No: 4-1698

### 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: Rodolfo Perez Sr  
Address: 14409 mile 20 north rd  
Edinburg TX 78538  
Phone: 956-488-9735

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

Evergreen valley Estates Ph. 3 lot 89

#### 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]      5-5-19  
Requesting Party (Signature)      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:

6/26/19      [Signature]  
Date      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 WITH VENDOR'S LIEN

Date: October 28, 2016

Grantor: SOLIDA ADMINISTRADORA DE PORTAFOLIOS, S.A DE C.V. SOCIEDAD FINANCIERA DE OBJETO MULTIPLE, E.R., GRUPO FINANCIERO BANORTE, Successor in Interest to SOLIDA ADMINISTRADORA DE PORTAFOLIOS, S.A. DE C.V., A MEXICAN CORPORATION

Grantor's Mailing Address: 100 Savannah, Suite 470  
McAllen, Texas 78503  
Hidalgo County, Texas

Grantee: RODOLFO PEREZ, JR.

Grantee's Mailing Address: 6708 N. Doolittle Rd.  
Edinburg, Texas 78542  
Hidalgo County, Texas

Consideration: Cash and a note of even date executed by Grantee and payable to the order of INTER NATIONAL BANK in the principal amount of THIRTY THOUSAND SEVEN HUNDRED FIFTY AND NO/100THS DOLLARS (\$30,750.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of INTER NATIONAL BANK and by a first-lien deed of trust of even date from Grantee to MICHAEL H. PATTERSON, Trustee.

Property (including any improvements):

Lot Eighty-nine (89), EVERGREEN VALLEY ESTATES, PHASE III, an addition to the City of Edinburg, 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:

Restrictive covenants recorded in VOLUME 52, PAGES 135-144, MAP RECORDS, AND CLERK'S FILE NO. 1731025, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

Mineral and/or royalty grant and/or reservation in instruments dated June 22, 1926, recorded in Volume 246, Page 17, and dated August 21, 1980, recorded in Volume 1687, Page 485, Deed Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas, and Mineral Lease dated September 10, 1934, recorded in Volume 3, Page 293, Oil and Gas Records, and amended in instruments dated April 19, 1935, recorded in Volume 9, Page 61, Oil and Gas Records, and dated October 14, 1936, recorded in Volume 17, Page 321, Oil and Gas Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas, and Mineral Leases dated November 7, 1935, recorded in Volume 12, Page 458, Oil and Gas Records, and dated July 23, 1936, recorded in Volume 19, Page 227, Oil and Gas Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas, and Mineral Lease dated July 24, 1939, recorded in Volume 63, Page 229, Oil and Gas Records, Hidalgo County, Texas, and unitized in instrument dated June 1, 1997, recorded under Clerk's File No. 606331, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas, and Mineral Lease dated August 17, 1971, recorded in Volume 334, Page 475, Oil and Gas Records, Hidalgo County, Texas, and subsequent transfers thereof.

Memorandum of Oil and Gas Lease dated August 9, 1993, recorded under Clerk's File No. 344186, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas, and Mineral Lease dated August 22, 1994, recorded under Clerk's File No. 420798, Official Records, corrected in instrument dated December 5, 1996, recorded under Clerk's File No. 566816, Official Records, and unitized in instrument dated June 1, 1997, recorded under Clerk's File No. 606331, Official Records Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas and Mineral Leases dated August 22, 1994, recorded under Clerk's File Nos. 420799 and 420800, Official Records, and unitized in instrument dated June 1, 1997, recorded under Clerk's File No. 606331, Official Records Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas, and Mineral Lease dated August 9, 1993, recorded under Clerk's File No. 443612, Official Records, amended in instruments dated November 4, 1994, recorded under Clerk's File No. 547162, Official Records, and dated November 15, 1996, recorded under Clerk's File No. 565964, Official Records, extended in instruments dated May 15, 1996, recorded under Clerk's File Nos. 530034 and 530035, Official Records, unitized in instrument dated June 1, 1997, recorded under Clerk's File No. 606331, Official Records, and partially released in instruments dated March 12, 1998, recorded under Clerk's File No. 682035, Official Records, and dated December 8, 1998, recorded under Clerk's File No. 740964, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas, and Mineral Leases dated April 8, 1998, recorded under Clerk's File No. 672377, Official Records, and dated September 23, 1998, recorded under Clerk's File No. 729079, Official Records, and unitized in instrument dated March 1, 1999, recorded under Clerk's File No. 761765, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas, and Mineral Leases dated November 15, 2000, recorded under Clerk's File No. 926396, Official Records, and dated August 12, 2002, recorded under Clerk's File No. 1113382, Official Records, and dated July 8, 2004, recorded under Clerk's File No. 1409148, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas and Mineral Leases dated December 6, 2002, recorded under Clerk's File No. 11466920, and 1148173, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Memoranda of Oil and Gas Leases dated March 13, 2006, recorded under Clerk's File No. 1614578, Official Records, dated April 1, 2006, recorded under Clerk's File No. 1639728, Official Records, dated April 1, 2006, recorded under Clerk's File Nos. 1639729 and 1639730, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records whether listed herein or not.

All water rights and rights to water, whether riparian, appropriative or otherwise, presently appended or annexed to said property reserved in instrument dated June 8, 2007, recorded under Clerk's File No. 1790086, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Easement, as set forth in instrument dated February 1, 1928, recorded in Volume 275, Page 504, Deed Records, Hidalgo County, Texas.

Easement and Right of Way dated June 10, 2015, recorded under Clerk's File No. 2626081, Official Records, Hidalgo County, Texas.

Minimum floor elevation; fifty-foot (50') minimum setback line along the front; six-foot (6') minimum setback line along the sides; thirty-five-foot (35') minimum setback line along the rear; fifteen-foot (15') stated exclusive easement to NORTH ALAMO WATER SUPPLY CORPORATION along the front; existing irrigation line along the front; proposed twenty-nine and seventy-eight-hundredths-foot (29.78') irrigation easement along the front; fifteen-foot (15') electrical and utility easement along the front; and, twenty foot (20') drainage swale easement along the rear, as per map or plat recorded in Volume 52, Pages 135-144, Map Records, Hidalgo County, Texas.

Easements and reservations as may appear upon the recorded map and dedication of said subdivision.

Taxes for the year 2016 and subsequent years.

Grantor, for valuable consideration, the receipt of which is hereby acknowledged, and subject to the reservations from, and exceptions to conveyance and warranty contained in this instrument, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and to hold the Property to Grantee, Grantee's heirs, executors,

administrators, successors, and 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 when the claim is by, through, or under Grantor but not otherwise, except as to the reservations from, and exceptions to conveyance and warranty herein contained.

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 will become absolute.

INTER NATIONAL BANK, 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. The vendor's lien and the superior title to the Property are retained for the benefit of INTER NATIONAL BANK and are transferred to INTER NATIONAL BANK, without recourse on Grantor.

BY THE ACCEPTANCE OF THIS DEED, GRANTEE TAKES THE PROPERTY "AS IS", EXCEPT FOR THE WARRANTIES OF TITLE AS PROVIDED AND LIMITED HEREIN. GRANTOR HAS NOT MADE AND DOES NOT MAKE ANY REPRESENTATIONS AS TO THE PHYSICAL CONDITION, LAYOUT, FOOTAGE, EXPENSES, ZONING, OPERATION OR ANY OTHER MATTER AFFECTING OR RELATED TO THE PROPERTY, AND GRANTEE HEREBY EXPRESSLY ACKNOWLEDGES THAT NO SUCH REPRESENTATIONS HAVE BEEN MADE. GRANTOR MAKES NO OTHER WARRANTIES, EXPRESS OR IMPLIED, OF MERCHANTABILITY, MARKETABILITY, FITNESS OR SUITABILITY FOR A PARTICULAR PURPOSE OR OTHERWISE EXCEPT AS SET FORTH AND LIMITED HEREIN. ANY IMPLIED WARRANTIES ARE EXPRESSLY DISCLAIMED AND EXCLUDED.

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

SOLIDA ADMINISTRADORA DE PORTAFOLIOS,  
S.A DE C.V. SOCIEDAD FINANCIERA DE OBJETO  
MULTIPLE, E.R., GRUPO FINANCIERO BANORTE,  
Successor in Interest to SOLIDA ADMINISTRADORA  
DE PORTAFOLIOS, S.A. DE C.V., A MEXICAN  
CORPORATION

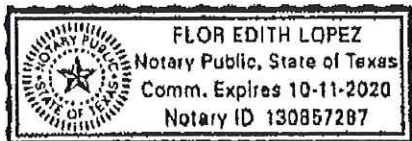
BY: Jorge A. Vallejo  
JORGE ALFREDO VALLEJO,  
ITS AGENT and ATTORNEY-IN-FACT

BY: C. Pamela Z.  
CLAUDIA ZAPATA CANTU,  
ITS AGENT and ATTORNEY-IN-FACT

(Acknowledgment)

STATE OF TEXAS §  
COUNTY OF HIDALGO §

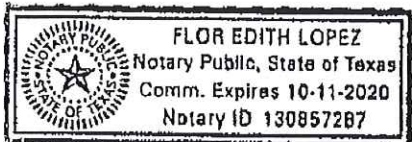
This instrument was acknowledged before me on the 28 of October, 2016, by JORGE ALFREDO VALLEJO, as AGENT and ATTORNEY-IN-FACT for SOLIDA ADMINISTRADORA DE PORTAFOLIOS, S.A DE C.V. SOCIEDAD FINANCIERA DE OBJETO MULTIPLE, E.R., GRUPO FINANCIERO BANORTE, Successor in Interest to SOLIDA ADMINISTRADORA DE PORTAFOLIOS, S.A. DE C.V., A MEXICAN CORPORATION, on behalf of said corporation.



*[Signature]*  
\_\_\_\_\_  
Notary Public, State of Texas

STATE OF TEXAS §  
COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 28 of October, 2016, by CLAUDIA ZAPATA CANTU, as AGENT and ATTORNEY-IN-FACT for SOLIDA ADMINISTRADORA DE PORTAFOLIOS, S.A DE C.V. SOCIEDAD FINANCIERA DE OBJETO MULTIPLE, E.R., GRUPO FINANCIERO BANORTE, Successor in Interest to SOLIDA ADMINISTRADORA DE PORTAFOLIOS, S.A. DE C.V., A MEXICAN CORPORATION, on behalf of said corporation.



*[Signature]*  
\_\_\_\_\_  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:  
RODOLFO PEREZ, JR.  
6708 N. Doolittle Rd.  
Edinburg, Texas

PREPARED BY:  
LEWIS, MONROE & PEÑA  
Attorneys At Law  
3111 W. Fruddy Gonzalez Drive  
Edinburg, Texas 78539  
GF#: 908367; DK:vm



COUNTY OF HIDALGO
PLANNING DEPARTMENT

Main Office 1304 South 25th Street Edinburg, Texas 78542
Precinct No. 1 Substation 1902 Joe Stephens Ave. Weslaco, Texas 78596
Precinct No. 3 Substation 2401 N. Moorefield Rd. Mission, Texas 78572

Permit No.: Permit 4-1698
Receipt No.: 006861
E8250-03-000-0089-00

PEREZ RODOLFO JR
6708 N DOOLITTLE RD
EDINBURG, TX 78542
(956) 900-1599
(956) 225-9067

- [1] Contractor: SELF
[2] Water System: North Alamo WSC
[3] Class of Work: 25 Residential, new, Single Family Dwelling
[4] Size of Structure: 2524Sq.Ft.
[5] Legal Description: EVERGREEN VALLEY ESTATES PH 3 LOT 89
[6] Location: mile 20 and skinner rd
[7] Sewage: N/A
[8] Construction Type: Brick
[9] Est. Cost of Construction: \$100000
[10] Flood Zone: Zone AE

Community Panel Number: 4803340350C
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 80', Rear 35', Side 6', Side ES45', Corner '
Special Conditions: must comply with all setbacks and regulations required by the hcpd
Description: Permit 4-1698
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Check
Check/M.O.#: 9018
Payment: \$30.00
Change Due: \$0.00
Application: alex.antons
Inspector: danny.sanchez
Receipt: alex.antons

Cashier [Signature] Date 4/3/19

Prop. ID# 710409

[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 [Signature]

Date 4/3/19



# PLANNING DEPARTMENT

Rev. 06-03-15

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Precinct 1 2 3 **4**

T.J. Arredondo, CFM  
Director of Planning

Application No: 4-2033

### 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 Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	Light Only	
	6/25/19	/ /

Name: Daniel Casanova Jr.  
1710 Renee Lane

Address: Edinburg, Tx  
78539

Phone: (956) 451-8469

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:

Berney Estates #2 Lot # 8

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 3/8/05);

(verified by );

(verified by );

(verified by );

(verified by );

\_\_\_\_\_  
Planning Department Authorized Signature

\_\_\_\_\_  
Hidalgo County Judge

\_\_\_\_\_  
Date

ATTEST:

\_\_\_\_\_  
Hidalgo County Clerk

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT

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T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 4-2033

### 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: Daniel Casanova Jr

Address: 1760 Renee Lane

Edinburg, Tx 78539

Phone: (956) 451-8969

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

Berney Estates #2 Lot #8

#### STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Daniel Casanova Jr  
Requesting Party (Signature)

6-25-19  
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:

6/25/19  
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.**

**Gift Warranty Deed**

Date: **July 3, 2017**

Grantor: **FRANCES CASANOVA A/K/A FRANCES R. CASANOVA**

Grantor's Mailing Address: **219 Delia Dr.  
Edinburg, Texas 78539  
Hidalgo County**

Grantee: **DANIEL CASANOVA, JR.**

Grantee's Mailing Address: **1710 Renee Lane  
Edinburg, Texas 78539  
Hidalgo County**

Consideration: **A gift of the property herein conveyed because of the love and affection I hold for my son.**

Property (including any improvements):

**Lot Eight (8), BERNY ESTATES UNIT II, an addition to the City of Edinburg, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 47, Page 75, Map Records, Hidalgo County, Texas.**

Reservations from and Exceptions to Conveyance and Warranty:

**Subject To:**

**All oil, gas, and other mineral reservations of record, if any;**

**All oil, gas leases and drilling agreements of record, if any;**

**Easements of record, if any;**

**Easements and conditions as may be contained in plat of said subdivision, if any;**

**Easements, rights, rules, and regulations in favor of pertaining water district, if any;**

**All visible easements and restrictions of record, if any.**

**Subdivision regulations of the County of Hidalgo and/or ordinance or governmental regulations of the City wherein the subject property lies or holds extra-territorial jurisdiction.**

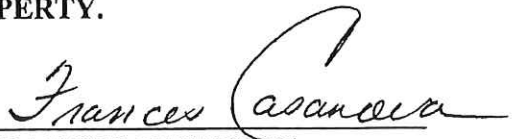
**All ad valorem taxes for the year 2017 and all subsequent years.**

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and 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 Conveyance and the Exceptions to Conveyance and Warranty.

For the same Consideration, Grantor hereby grants, sells, conveys, assigns and delivers to Grantee, without covenant or warranty express or implied (whether under Section 5.023 of the Texas Property Code or otherwise), all right, title and interest, if any, of Grantor, as owner of the Property but not as owner of any other Property in and to (i) strips or gores, if any, between the Property and abutting properties, (ii) any land lying in or under the bed of any street, alley, road or right-of-way, opened or proposed, abutting or adjacent to the Property, (iii) any leases and rental agreements (whether written or verbal) that grant a possessory interest in or that otherwise grant rights with regard to the use of all or any portion of the Property, and (iv) any easements, rights of way, rights of ingress and egress or other interests in, on or to, any land, highway, street, road or avenue, open or proposed, in, on, across from, in front of, abutting, adjoining or otherwise appurtenant to the Property, as well as all other rights, privileges and appurtenances owned by Grantor and in any way related to the Property and other rights and interests of Grantor hereunder conveyed.

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

**NO TITLE EXAMINATION WAS REQUESTED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION AS TO TITLE TO THIS PROPERTY.**

  
**FRANCES CASANOVA  
A/K/A FRANCES R.  
CASANOVA**

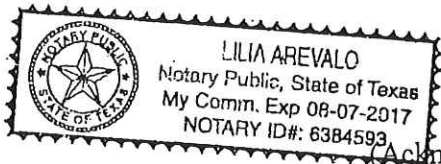
**Accepted By:**

  
**DANIEL CASANOVA, JR.**

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 3 day of July, 2017, by  
FRANCES CASANOVA A/K/A FRANCES R. CASANOVA

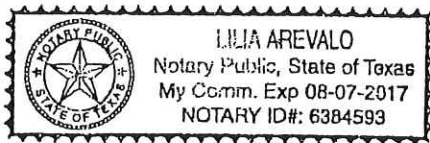


Lilia Arevalo  
Notary Public, State of Texas

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 3 day of July, 2017, by  
DANIEL CASANOVA, JR.



Lilia Arevalo  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:  
Daniel Casanova, Jr.  
1710 Renee Lane  
Edinburg, Texas 78539

PREPARED IN THE LAW OFFICE OF:  
JOHN ROBERT KING  
3409 N. 10<sup>th</sup>, Suite 100  
McAllen, Texas 78501  
File No.: Casanova; LA/ch



Chapter 232, Texas Local Government Code

6/25/2019 2:46:25 PM

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

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 4-2033  
Receipt No.: 008058  
B2639-02-000-0008-00


CASANOVA DANIEL JR  
1710 RENEE LANE  
EDINBURG, TX 78542  
(956) 451-8469  
(956) 451-8469

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 3000Sq.Ft.
- [5] Legal Description: BERNY ESTATES UT 2 LOT 8
- [6] Location: CANTON RD AND ALAMO RD
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$120000
- [10] Flood Zone: Zone B

Community Panel Number: 4803340425C  
Precinct: 4  
Certification of Elevation Required: No  
Setbacks: Front 40', Rear 40', Side 10', Side 10', Corner '  
Special Conditions: MUST COMPLY WITH HCPD SETBACKS  
AND REGULATIONS  
Description: Permit 4-2033  
Price: \$30.00

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

Method of Payment: Check  
Check/M.O.#: 9011  
Payment: \$30.00  
Change Due: \$0.00  
Application: alex.antons  
Inspector: peter.hernandez  
Receipt: alex.antons

  
\_\_\_\_\_  
Cashier

6/25/19  
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 of Owner or Applicant

6-25-19  
Date