

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS	
APPLICANT	APPLICATION NO.
1. Cesar Trevino	4-15742
2. Kyndel W. Bennett LOTS 1-74, JULIWAY ESTATES	BLANKET COVER
3. Juan J. Lopez LOTS 1-5, LAS DELICIAS PH II	BLANKET COVER
COMM. COURT: July 19, 2016	



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: 4-15742

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: Cesar Treviño
Address: 1706 School Lane
Mission, Tx 78572
Phone: (956) 329-3059

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

Evergreen Valley Estates PH2 Lot 177

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)

7-7-16
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:

7/13/16
Date

[Signature]
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:
4-15742
Jun. 28, 2016

COUNTY OF HIDALGO
PLANNING DEPARTMENT
1304 S. 25th Ave EDINBURG TX 78539
TEL 318-2840 FAX 318-2344

E8250-02-000-0177-00

[1] OWNER: TREVINO, CESAR & SAN JUANITA

1706 SCHOOL LANE
MISSION, TX 78572

Telephone No. 329-3059

[7] LEGAL DESC./NAME OF SUBDIVISION
EVERGREEN VALLEY ESTATES PH 2
LOT#177

LOCATION: 0 DAVIS & URESTI

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTA

[3] WATER SYSTEM: NAL

[9] CONSTRUCTION TYPE: WOOD

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

[10] EST. COST OF CONST.: \$150,000

[5] SIZE OF STRUCTURE: 3,352 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: RESD. ZONE-X

Special Conditions: No construction allowed over any easements.
MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS
FRONT:50' BACK:35' SIDES:6'
MINIMUM ELEV. 18" ABOVE CENTER LINE OF STREET

FOR COUNTY USE ONLY APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$30.00

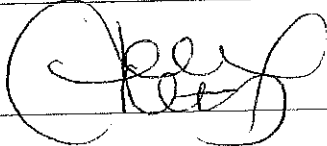
Light [X] Water [X]

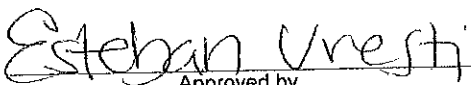
Flood Zone: NO 480334 Pct: 4
Panel No./Suffix: 480334

Community No.: 03250

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.

Prepared by  Date 6/28/16

Approved by  Date 6/21/16

X  Date 6-7-16

[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.

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: March 27, 2006

Grantor: ZENAIDA PEREZ, AKA ZENAIDA POLANCO, a single person

Grantor's Mailing Address (including county): Rt. 5, Box 56DD1.
San Juan, Texas 78589
Hidalgo County, Texas

Grantee: CESAR TREVINO and wife, SAN JUANITA TREVINO

Grantee's Mailing Address (including county): 1706 School Lane
Mission, Texas 78572
Hidalgo County, Texas

Consideration: Cash and a note of even date executed by Grantee and payable to the order of CAPITAL FARM CREDIT, FLCA in the principal amount of FORTY-FIVE THOUSAND AND NO/100THS DOLLARS (\$45,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of CAPITAL FARM CREDIT, FLCA and by a first-lien deed of trust of even date from Grantee to BEN R. NOVOSAD, Trustee.

Property (including any improvements):

Lot One Hundred Seventy-seven (177), Evergreen Valley Estates Phase II, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 47, Pages 85-97, Map Records, Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

Restrictive covenants recorded in VOLUME 47, PAGES 85-97, MAP RECORDS, AND CLERK'S FILE NO. 1432170, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

All the oil, gas and other minerals, in, under or that may be produced from the subject property are excepted herefrom in instrument dated August 21, 1980, recorded in Volume 1687, Page 481, Deed Records, Hidalgo County, Texas, and subsequent transfers thereof.

All water rights and rights to water, whether riparian, appropriative or otherwise, presently appended or annexed to said property reserved in instrument dated July 23, 2005, recorded under Clerk's File No. 1503185, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas, and Mineral Lease dated August 27, 1934, recorded in Volume 8, Page 532, Oil and Gas Records, and extended in instrument dated April 19, 1935, recorded in Volume 12, Page 338, Oil and Gas Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas, and Mineral Lease dated January 10, 1939, recorded in Volume 33, Page 570, Oil and Gas Records, modified in instrument dated July 24, 1939, recorded in Volume 55, Page 520, Oil and Gas Records, unitized in instrument dated May 1, 1956, recorded in Volume 189, Page 512, Oil and Gas Records, and amended in instrument dated January 5, 1965, recorded in Volume 294, Page 12, 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 subsequent transfers thereof.

Oil, Gas, and Mineral Leases dated December 6, 1982, recorded in Volume 424, Page 154, Oil and Gas Records, and dated June 22, 1988, recorded in Volume 2616, Page 978, Official 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 9, 1993, recorded under Clerk's File No. 443612, Official Records, unitized in instruments dated March 21, 1995, recorded under Clerk's File Nos. 518065, 569991 and 569992, Official Records, extended in instruments dated May 15, 1996, recorded under Clerk's File Nos. 530034 and 530035, Official Records, amended in instrument dated November 15, 1996, recorded under Clerk's File No. 565964, 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, dated November 15, 2000, recorded under Clerk's File No. 926396, Official Records, dated August 12, 2002, recorded under Clerk's File No. 1113832, Official Records, dated December 6, 2002, recorded under Clerk's File Nos. 1146920 and 1148173, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Easement granted to MERCEDES FUEL COMPANY, as set forth in instrument dated January 11, 1937, recorded in Volume 424, Page 270, Deed Records, and assigned to BORDER PIPELINE COMPANY in instrument dated October 2, 1959, recorded in Volume 971, Page 174, Deed Records, Hidalgo County, Texas.

Easement for right-of-way granted to CARTHAGE HYDROCOL, INC., as set forth in instrument dated January 26, 1949, recorded in Volume 656, Page 163, Deed Records, and assigned to CELANESE CORPORATION OF AMERICA in instrument dated November 12, 1958, recorded in Volume 931, Page 274, Deed Records, Hidalgo County, Texas, and as per map or plat recorded in Volume 47, Pages 85-97, Map Records, Hidalgo County, Texas.

Easements, rules, regulations and rights in favor of DELTA LAKE IRRIGATION DISTRICT.

Minimum floor elevation; fifty foot (50') minimum setback line along the front; thirty-five foot (35') minimum setback line along the rear; six foot (6') minimum setback line along the sides; fifteen foot (15') exclusive easement to NORTH ALAMO WATER SUPPLY CORPORATION along the front; and fifteen foot (15') electrical and utility easement along the front, as per map or plat recorded in Volume 47, Pages 85-97, Map Records, Hidalgo County, Texas.

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

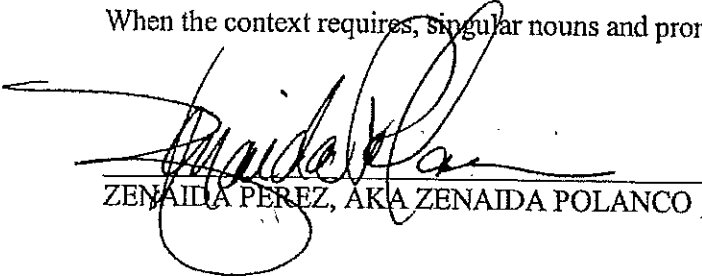
Taxes for the year 2008 and subsequent years.

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 forever, 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.

CAPITAL FARM CREDIT, FLCA, 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 first and superior vendor's lien against and the superior title to the Property are retained for the benefit of CAPITAL FARM CREDIT, FLCA and are transferred to CAPITAL FARM CREDIT, FLCA, without recourse against Grantor.

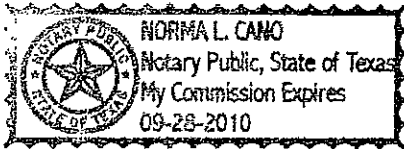
When the context requires, singular nouns and pronouns include the plural.

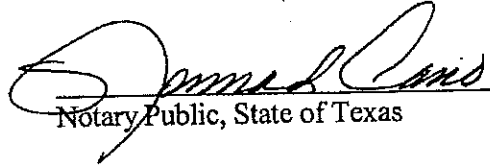

ZENNAIDA PEREZ, AKA ZENNAIDA POLANCO

(Acknowledgment)

State of Texas §
County of Hidalgo §

This instrument was acknowledged before me on the 27th of March, 2008,
by ZENAIDA PEREZ, AKA ZENAIDA POLANCO.




Notary Public, State of Texas

AFTER RECORDING RETURN TO:
CESAR TREVINO
1706 School Lane
Mission, Texas 78572

PREPARED BY:
Lewis, Monroe & Peña
Attorneys At Law
3111 W. Freddy Gonzalez Drive
Edinburg, Texas 78539
GF#: 755751; NLC:bc



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

Septic tank systems

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: N/A

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: Kyndel W. Bennett

Address: P.O. Box 305
La Blanca, TX. 78558

Phone: 464-4431

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 / 1</u>	<u>7 / 1 / 16</u>

Water Supplier: NAWSC

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

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

regarding the land described as: Juliway Estates 1A5 1-74

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 5/18/16);
(verified by Fin Castilleo)

(verified by [Signature]);

(verified by [Signature]);

(verified by Fin Castilleo)

Fin Castilleo

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

Septic tank systems

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: N/A

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: KYNDEL W. BENNETT, PRESIDENT

Address: P.O. Box 365

LA BLANCA, TX. 78558

Phone: 464-4431

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

JULIWAY ESTATES SUBD.

LOTS 1-74

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)

10/29/15
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

10/29/15
Date

[Signature]
County Official



PLANNING DEPARTMENT

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 Q 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: NA

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 J. LOPEZ

Address: 2410 E. MILE 12 NORTH

WESLACO, TX 78599

Phone: 956-463-5142

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

Lao Delicias Ph II 105-5

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)

5/4/16
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease

- Rent Receipt
- Affidavit
- Other (describe) copy of subd. plat

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

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

7/08/16
Date

[Signature]
County Official

