

PLANNING DEPT. PCTS 1 CERTIFICATE OF PLAT & UTILITY STATUS

APPLICANT

APPLICATION NO.

1. VICTOR SILVA

1-2414

2. VERONICA SALAS

1-2407

3.

4.

COMM. COURT: OCTOBER 22, 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

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-2414

## 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: _____	/ /	/ /

Name: Silva, Victor Hugo

Address: 2810 Mis Padres Dr  
Pueblo del Sol Ph 1  
Weslaco TX

Phone: (956) 438-8853

Water Supplier: NAWS

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

Account/ESI No.: N/A

[ ] Temporary Pole [X] Permanent Service

regarding the land described as:

Pueblo del Sol LOT 18 BIK 3

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 2-18-97);  
(Alyssa Miller)

(verified by \_\_\_\_\_);

(verified by \_\_\_\_\_);

(verified by \_\_\_\_\_);

(verified by \_\_\_\_\_);

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

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

\_\_\_\_\_  
Date

ATTEST:

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

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT

Rev. 06-03-15

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Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: \_\_\_\_\_

### 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: Silva, Victor Hugo  
Address: 2810 Mis Padres Dr.  
Lot # 18 Blk 3  
Phone: (956) 438-8853

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

Pueblo del Sol lot 18 Blk 3

#### 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)

10-9-19  
Date

#### ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) 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:

10-9-19  
Date

[Signature]  
County Official

SIERRA TITLE  
CLOSER LS GF# 3181469

### General Warranty Deed

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.

Date: September 30, 2019

Grantor: JESUSITO YUNZAL and wife, PAZ YUNZAL

Grantor's Mailing Address: 2817 Mis Padres  
Weslaco, Texas 78599  
Hidalgo County

Grantee: VICTOR HUGO SILVA

Grantee's Mailing Address: 1014 Hill Country Rd.  
Edinburg, Texas 78539  
Hidalgo County

Consideration: TEN AND NO/100THS DOLLARS (\$10.00) Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged

Property (including any improvements):

Lot 18, Block 3, of Pueblo Del Sol Subdivision, an Addition to the City of Weslaco, Hidalgo County, Texas, according to the Plat or Map thereof recorded in Volume 32, Page 30, Map Records of Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:  
Subject To:

Right-of-Way Easement granted by Pueblo Del Sol, Inc., a Texas Corporation, to Magic Valley Electric Cooperative, et al by instrument dated May 1, 1997 filed for record in the Office of the County Clerk of Hidalgo County, Texas, on June 12, 1997 under Clerk's File No. 604386.

Right-of-Way Easement granted by R. M. Blackwell and W. C. Blackwell to Tennessee Gas Transmission Co., by instrument dated November 12, 1959, recorded in Volume 963, Page 507, Deed Records of Hidalgo County, Texas.

Right-of-Way Easement granted by R. M. Blackwell, et al to Texas Eastern Transmission Corp., by instrument dated November 12, 1959, recorded in Volume 995, Page 233, Deed Records of Hidalgo County, Texas.

A fifteen foot (15') Swale Easement along the rear of subject property as shown on plat recorded in Volume 32, Page 30, Map Records of Hidalgo County, Texas.

Easements and conditions as shown on the Map recorded in Volume 32, Page 30, Map Records of Hidalgo County, Texas.

Easements, rights, rules, and regulations in favor of Hidalgo and Cameron Counties Water Control and Improvement District No. 9.

Easements, or claims of easements, which are not of public record.

A thirty foot (30') Minimum Setback Line along the front of said property as shown on plat recorded in Volume 32, Page 30, Map Records of Hidalgo County, Texas.

A ten foot (10') Minimum Setback Line along the sides of said property as shown on plat recorded in Volume 32, Page 30, Map Records of Hidalgo County, Texas.

A twenty-five foot (25') Minimum Setback Line along the rear of said property as shown on plat recorded in Volume 32, Page 30, Map Records of Hidalgo County, Texas.

Oil and Gas Lease dated November 20, 1952, from W. A. Mitchell and Myrtie A. Mitchell to Union Producing Co. recorded in Volume 136, Page 468, Oil and Gas Lease Records of Hidalgo County Texas.

All oil, gas, and other minerals reserved in Deed dated December 15, 1938, recorded in Volume 457, Page 29, Deed Records of Hidalgo County, Texas and filed for record in the Office of the County Clerk of Hidalgo County, Texas on September 4, 1996, under Clerk's File No. 547983.

An undivided ½ interest in all oil, gas and other minerals on, in, under or that may be produced from the subject property set forth in instrument dated March 9, 1943, recorded in Volume 510, Page 18, Deed Records, Hidalgo County, Texas.

Oil, Gas and Mineral Leases dated November 20, 1952, recorded in Volume 136, Page 468, and in Volume 136, Page 485, Oil and Gas Records, Hidalgo County, Texas and unitized in instruments dated November 12, 1957, recorded in Volume 206, Page 580 and dated March 1, 1958, recorded in Volume 213, Page 230, Oil and Gas Records, Hidalgo County, Texas.

Lien for Assessments as set out in restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas, on January 16, 1998, under Clerk's File No. 648925.


Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.

All ad valorem taxes for the year 2019 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.

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

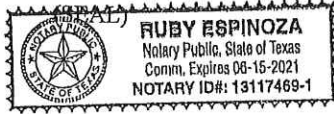
  
\_\_\_\_\_  
JESUSITO YONZAL

  
\_\_\_\_\_  
PAZ YONZAL

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 30 day of September, 2019, by **JESUSITO YUNZAL**.

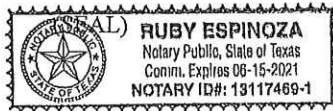


  
Notary Public, State of Texas

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 30 day of September, 2019, by **PAZ YUNZAL**.



  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:  
Victor Hugo Silva  
1014 Hill Country rd.  
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.: GF#3181469;RE/ee



Chapter 232, Texas Local Government Code

10/7/2019 3:55:42 PM

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

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

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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 1-2414  
Receipt No.: 009322  
P9285-00-003-0018-00

SILVA VICTOR HUGO  
1014 HILL COUNTRY RD  
EDINBURG, TX 78539  
(956) 438-8853  
(956) 438-8853

- [1] Contractor: self
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2660Sq.Ft.
- [5] Legal Description: PUEBLO DEL SOL LOT 18 BLK 3
- [6] Location: MILE 6 1/2 N. & MILE 11 N.
- [7] Sewage: N/A
- [8] Construction Type: Block
- [9] Est. Cost of Construction: \$15000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340450C  
Precinct: 1  
Certification of Elevation Required: No  
Setbacks: Front 30', Rear 25', Side 20', Side 10', Corner '  
Special Conditions: MUST COMPLY WITH ALL COUNTY  
SETBACKS & REGULATIONS  
Description: Permit 1-2414  
Price: \$30.00

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


Method of Payment: Check  
Check/M.O.#: 1510  
Payment: \$30  
Change Due: \$0.00  
Application: gilbert.pecina  
Inspector: gilbert.pecina  
Receipt: gilbert.pecina

  
Cashier

10-7-19  
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

10/7/19  
Date



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 06-03-15

Main Office  
1304 South 25<sup>th</sup> Street  
Edinburg, Texas 78542  
956-318-2840  
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956-205-7045  
956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-2407

### 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: Veronica A. Salas

Address: 3209 Monarch St.  
Weslaco, Tx. 78599

Phone: 210773 8909

Approved by Environmental Health:	Temporary Service <u>[Signature]</u> Authorized Signature	Final Service _____ Authorized Signature
Inspection/Permit No:	<u>Light</u>	_____/_____/_____
Date Approved:	<u>10 / 4 / 19</u>	_____/_____/_____

Water Supplier: NAWS

Utility Provider:  M.V.E.C.      AEP

Account/ESI No.: 156 475-003  
 Temporary Pole      Permanent Service

regarding the land described as: Mariposa lot 44

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;
- no electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(Date approved 12-9-17);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

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

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

\_\_\_\_\_  
Date

ATTEST:

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

\_\_\_\_\_  
Date



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T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 1-2407

### 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: Vekovica A. Salas  
Address: 3209 Monarch St. (Mailing address)  
Weslaco, Tx. 78599 1903 Monarch St.  
Weslaco, Tx. 78599  
Phone: 210 773 8909

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

Mariposa lot 44

#### 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)

10/4/19  
Date

#### ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) 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:

10/4/19  
Date

[Signature]  
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 OF YOUR DRIVER'S LICENSE NUMBER.

**Warranty Deed with Vendor's Lien**

Date: August 6, 2018.

Grantor: MAYELA D. STUPARITZ and husband JUSTIN S. STUPARITZ.  
Grantor's Mailing Address: 317 Emerson Ave., Itasca, DuPage County, IL 60143.

Grantee: ROGELIO SALAS and wife VERONICA SALAS.  
Grantee's Mailing Address: 1903 Monarch St., Weslaco, Hidalgo County, TX 78596.

Consideration: TEN DOLLARS AND 00/100 (\$10.00) and other good and valuable consideration paid by Grantee herein, the receipt of which is hereby acknowledged, and a Note of even date in the principal amount of Twenty Thousand and 00/100 (\$20,000.00) Dollars payable to the order of Grantor, executed by Grantee, same note is secured by a vendor's lien retained in favor of Grantor, in this deed and by a Deed of Trust of even date from Grantee to Carlos J. Garza, Trustee.

Property (including any improvements): **Track 2-All of Lot 44, Mariposa Subdivision, as shown by the map or plat thereof recorded in Volume 33, Page 16, Map Records of Hidalgo County, Texas.**

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.

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

THIS DOCUMENT WAS PREPARED BASED ON INFORMATION PROVIDED BY THE PARTIES HERETO. NO TITLE EXAMINATION HAS BEEN REQUESTED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT, NOR WAS ANY PROVIDED. THE PREPARER EXPRESSES NO OPINION ON TITLE TO THIS PROPERTY.

Grantor:

MAYELA D. STUPARITZ

JUSTIN S. STUPARITZ

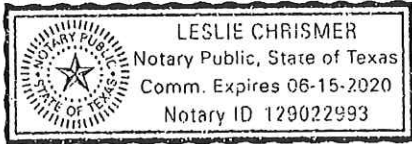
Grantee:

ROGELIO SALAS

VERONICA SALAS

STATE OF TEXAS §  
COUNTY OF HIDALGO §

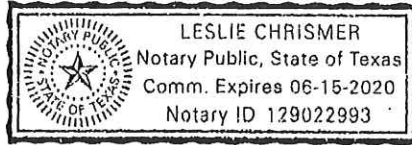
This instrument was acknowledged before me on August 10, 2018 by MAYELA D. STUPARITZ.



Notary Public for the State of Texas

STATE OF TEXAS §  
COUNTY OF HIDALGO §

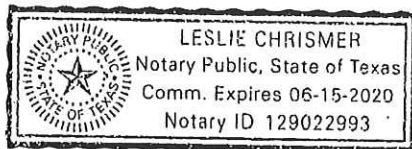
This instrument was acknowledged before me on August 10, 2018 by JUSTIN S. STUPARITZ.



Notary Public for the State of Texas

STATE OF TEXAS §  
COUNTY OF HIDALGO §

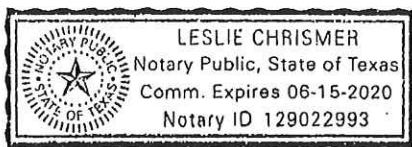
This instrument was acknowledged before me on August 10, 2018 by ROGELIO SALAS.



Notary Public for the State of Texas

STATE OF TEXAS §  
COUNTY OF HIDALGO §

This instrument was acknowledged before me on August 10, 2018 by VERONICA SALAS.



Notary Public for the State of Texas



COUNTY OF HIDALGO  
PLANNING DEPARTMENT

Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
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Fax: 956-318-2844	Fax: 956-973-7850	Fax: 956-205-7049

Permit No.: Permit 1-2407  
Receipt No.: 009292  
M1110-00-000-0044-00

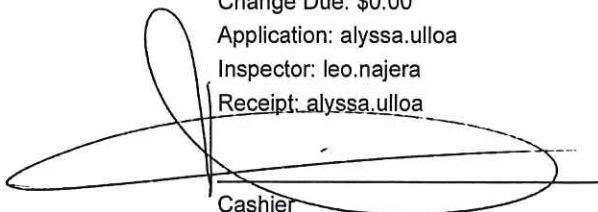
SALAS ROGELIO & VEONICA  
1903 MONARCH ST  
FALLS CHURCH, VA 22044  
(210) 773-8909  
(210) 773-8909

Community Panel Number: 4803340450C  
Precinct: 1  
Certification of Elevation Required: No  
Setbacks: Front 30', Rear 15', Side 10', Side 10', Corner '  
Special Conditions: must comply with all county setbacks & regulations  
Description: Permit 1-2407  
Price: \$30.00

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 44 Mobile homes
- [4] Size of Structure: 336Sq.Ft.
- [5] Legal Description: MARIPOSA LOT 44
- [6] Location: midway & hwy83
- [7] Sewage: N/A
- [8] Construction Type: Metal
- [9] Est. Cost of Construction: \$55000
- [10] Flood Zone: Zone X

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

Method of Payment: Cash  
Check/M.O.#:  
Payment: \$30.00  
Change Due: \$0.00  
Application: alyssa.ulloa  
Inspector: leo.najera  
Receipt: alyssa.ulloa

  
Cashier

10/4/19  
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

10/4/19  
Date