

PLANNING DEPT. PCTS 1 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	SANDRA MUNOZ	1-2477
2.		
3.		
4.		
	COMM. COURT: OCTOBER 29, 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 0234

Application No: 1-2477

### 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: Sandra Monoz  
Address: P.O. box 823  
Donna Tx. 78537  
Phone: (956) 589-1055

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	_____
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	_____ / _____ / _____	_____ / _____ / _____

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: Woodland Heights ut 2 Lot 30

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 1-16-03);  
(verified by \_\_\_\_\_);  
(verified by \_\_\_\_\_);  
(verified by \_\_\_\_\_);  
(verified by \_\_\_\_\_);

\_\_\_\_\_  
Planning Department Authorized Signature      Hidalgo County Judge      Date  
ATTEST: \_\_\_\_\_  
Hidalgo County Clerk      Date



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Precinct 02 3 4

Application No: 1-2477

## 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: Sandra Moore  
Address: P.O. box 823  
Donna Tx. 78537  
Phone: (956) 589-1055

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

Woodland Heights ut 2 lot 30

### STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Sandra Moore  
Requesting Party (Signature)

10-23-19  
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:

10/23/19  
Date

[Signature]  
County Official



COUNTY OF HIDALGO
PLANNING DEPARTMENT

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Ph: 956-205-7045
Fax: 956-205-7049

Permit No.: Permit 1-2477
Receipt No.: 009545
W7381-02-000-0030-00

MUNOZ SANDRA
PO BOX 823
DONNA, TX 78537
(956) 589-1055
(956) 373-6529

- [1] Contractor: SELF
[2] Water System: North Alamo WSC
[3] Class of Work: 25 Residential, new, Single Family Dwelling
[4] Size of Structure: 1720Sq.Ft.
[5] Legal Description: WOODLAND HEIGHTS UT 2 LOT 30
[6] Location: ferguson & billman
[7] Sewage: N/A
[8] Construction Type: Wood
[9] Est. Cost of Construction: \$8000
[10] Flood Zone: Zone C

Community Panel Number: 4803340425C
Precinct: 1
Certification of Elevation Required: No
Setbacks: Front 30', Rear 30', Side 7', Side 7', Corner '
Special Conditions: must comply with all county setbacks & Regulations
Description: Permit 1-2477
Price: \$30.00

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 (with signature)

Date: 10/23/19

[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: Sandra Munoz
Date: 10-23-19

1269143

**WARRANTY DEED WITH VENDOR'S LIEN**

**Date:** October 14, 2003

**Grantor:** Juan Balderas and Rosalinda Balderas

**Grantor's Mailing Address (including county):**

2401 N. Raul Longoria Rd.  
San Juan, Texas 78589  
Hidalgo County

**Grantee:** Sandra Munoz

**Grantee's Mailing Address (including county):**

P. O. Box 823  
Donna, Texas 78537  
Hidalgo County

**Consideration:** TEN AND NO/100 DOLLARS and other good and valuable consideration and the further consideration of SIXTEEN THOUSAND FIVE HUNDRED AND NO/100 (\$16,500.00 ) Dollars evidenced by one real estate lien note of even date herewith, payable to the order of JUAN BALDERAS AND ROSALINDA BALDERAS OF 2401 N. Raul Longoria Rd., San Juan, Texas, bearing interest at the rate of 12% per annum, due and payable at 2401 N. Raul Longoria Rd., San Juan, Texas 78589 in 120 monthly installments of \$236.73 each, including on or before November 14, 2003 and continuing on or before the same day of each and every month thereafter until all principal and interest are paid in full, and continuing the usual clauses for acceleration at the option of the holder on default and for attorney's fees, and advanced to grantee herein by JUAN BALDERAS and ROSALINDA BALDERAS.

**Property (including any improvements):**

Lot 30 ( Thirty ), WOODLAND HEIGHTS UNIT II, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 33, Page 128, Map Records, Hidalgo County, Texas.

**Reservations From and Exceptions to Conveyance and Warranty:**

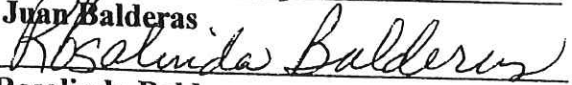
1. All the oil, gas and other minerals, in, under, or that may be produced from the subject property are excepted herefrom.
2. Subject to Easements for RIGHT OF WAY granted to NORTH ALAMO WATER SUPPLY CORPORATION.
3. Subject to any portion of the property described herein within in the limits or boundaries of any public or private roadway and/or highway and the rights of the public thereto.
4. Subject to any portion of subject property described herein lying within canal right of way.
5. Subject to Easements, Rules, Regulations and Rights in favor of Donna Irrigation District, Hidalgo County No. 1.
6. Subject to Easements and reservations as may appear upon the recorded map and dedication of said subdivision.
7. Subject to all visible and apparent easements on or across property herein described.
8. Subject to Deed Restrictions of Woodland Heights Unit II dated September 1, 1998, Filed for Record On September 1, 1998 in the Office of the County Clerk of Hidalgo County, Texas under DOC# 705999.

Grantor, for the consideration, receipt of which is acknowledged, and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executor, administrators, successors or assigns forever. Grantor binds Grantor and Grantor's heir, executors, administrators and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executor, 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 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 shall become absolute.

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

  
\_\_\_\_\_  
**Juan Balderas**

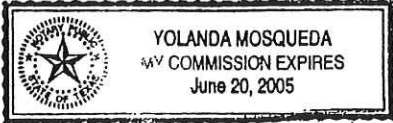
  
\_\_\_\_\_  
**Rosalinda Balderas**

**ACKNOWLEDGMENT**

STATE OF TEXAS }

COUNTY OF HIDALGO }

This instrument was acknowledged before me on this 14<sup>th</sup> day of October, 2003, by Juan Balderas and Rosalinda Balderas.



*Yolanda Mosqueda*  
\_\_\_\_\_  
Notary Public, State of Texas

**AFTER RECORDING RETURN TO:**

Juan Balderas  
2401 N. Raul Longoria Rd.  
San Juan, Tx. 78589

Filed for Record in:  
Hidalgo County  
by J. D. Salinas, III  
County Clerk  
On: Nov 21, 2003 at 09:33A  
As a Recording  
Document Number: 1259143  
Total Fees: 18.00  
Receipt Number - 544262  
By:  
Monique Garate, Deputy