

PLANNING DEPT. PCT 3 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	STEPHANIE CAVAZOS	3-2301
2.		
3.		
4.		
5.		
6.		
7.		
	COMM. COURT: JUNE 30, 2020	



PLANNING DEPARTMENT

County of Hidalgo

Rev. 01-08-20

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

Precinct No.3 Substation
2401 N. Moorefield Rd.
Mission, TX 78572
956-205-7045
956-205-7049

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No:

3-2301
4/18/20

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:

Stephanie Cavazos

Address:

10208 Alcantar Ave.

Mission, TX 78573

Phone:

(956) 249-0031

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved: / /		06/18/2020

Water Supplier:

Sharyland

Utility Provider:

M.V.E.C. AEP

Account/ESI No.:

355524-001

Temporary Pole

Permanent Service

regarding the land described as:

Sharyland Heights Ph2 Lot 19

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

9/30/1997);

(verified by

Sandra Canter

(verified by

Sandra Canter

(verified by

Sandra Canter

(verified by

Sandra Canter

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT
County of Hidalgo

Rev. 01-10-20

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

Precinct No.3 Substation
2401 N. Moorefield Rd.
Mission, TX 78572
956-205-7045
956-205-7049

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No:

3-2301
6/18/20

**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: Stephanie Cavazos

Address: 10208 Alcantar Ave
Mission, TX 78573

Phone: 956 249-0031

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

Sharyland Heights Ph2 Lot 19

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Stephanie Cavazos 6/23/20
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 Deed

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

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

6/23/20
Date

Sandra Carter
County Official



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

6/18/2020 2:41:05 PM

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

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

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

Permit No.: Permit 3-2301
Receipt No.: 012794
S2983-02-000-0019-00

SILOS CECILIO JR *& Stephanie Cavazos*
10200 ALCANTAR AVENUE
MISSION, 78573
(956) 249-3469
(956) 249-3469
[1] Contractor: self
[2] Water System: Sharyland WSC
[3] Class of Work: 29 Residential, move in or relocated building
[4] Size of Structure: 1000Sq.Ft.
[5] Legal Description: SHARYLAND HEIGHTS PH 2 LOT 19
[6] Location: CANTU ROAD AND 9 1/4 NORTH
[7] Sewage: N/A
[8] Construction Type: Wood
[9] Est. Cost of Construction: \$8000
[10] Flood Zone: Zone C

Community Panel Number: 4803340295D
Precinct: 3
Certification of Elevation Required: No
Setbacks: Front 25', Rear 18', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH ALL REGULATIONS AND COUNTY SETBACKS
Description: Permit 3-2301
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$30.00
Change Due: \$0.00
Application: sandra.cantu
Inspector: javier.cerda
Receipt: sandra.cantu

Sandra Cantu 6/18/20
Cashier 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.

Stephanie Cavazos
Signature of Owner or Applicant

6-18-2020
Date

GF# 926956.NUC

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 OR YOUR DRIVER'S LICENSE NUMBER.

WARRANTY DEED WITH VENDOR'S LIEN

Date: March 5, 2020

Grantor: Michael Faires, a single person, Roxanne Faires, a single person, Kristopher Wayne Faires, a single person, and Ashley Faires, a single person

Grantor's Mailing Address (including county):

Michael Faires
492 George Street North
East Selkirk, Manitoba
CANADA
R1A0M0

Roxanne Faires
78064 St. Peters Road
East Selkirk, Manitoba
CANADA
R1A0M0

Kristopher Wayne Faires
2087 Roseneath Avenue
East St. Paul, Manitoba
CANADA
R2E0K1

Ashley Faires
425 Selkirk Avenue
Selkirk, Manitoba
CANADA
R1A0G6

Grantee: Cecilio Silos, Jr. and Stephanie Cavazos

Grantee's Mailing Address (including county):

2508 Buena Vida Street
Mission, Texas 78574
Hidalgo County

Consideration: Ten and no/100 (\$10.00) Dollars and other good and valuable consideration, the receipt of all of which is hereby acknowledged and a note of even date executed by Grantee and payable to the order of Grantor in the principal amount of NINETEEN THOUSAND AND NO/100 DOLLARS (\$19,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to William F. Kimball, Trustee.

Property(including any improvements): Lot 19, Sharyland Heights Subdivision, Phase II, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 32, Page 170, Map Records, Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:


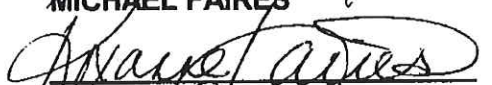


- 1) Restrictions recorded in Clerk's File Nos. 629540 and 688188, Official Records, and in Volume 32, Page 170, Map Records, Hidalgo County, Texas.

- 2) Mineral and/or royalty grant and/or reservation in instrument dated March 9, 1946, recorded in Volume 583, Page 330, Deed Records, Hidalgo County, Texas.
- 3) Oil, Gas, and Mineral Lease dated October 21, 1984, recorded in Volume 2074, Page 351, Official Records, Hidalgo County, Texas.
- 4) 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.
- 5) Conveyance of Water Rights dated September 16, 1996, recorded under Clerk's File No. 624270, Official Records, Hidalgo County, Texas.
- 6) Easements, rules, regulations and rights in favor of United Irrigation District.
- 7) Minimum floor elevation; 25.00-foot minimum setback line along the front, or greater for easement, whichever is greater; 6.00-foot minimum setback line along the sides, or greater for easement, whichever is greater; 35.00-foot minimum setback line along the rear, or greater for easement, whichever is greater; 10.00-foot utility easement along the North side of Lot 19; and 10.00-foot utility easement along the West side of Lot 16, as shown on the map or plat thereof recorded in Volume 32, Page 170, Map Records, Hidalgo County, Texas.
- 8) Easements and reservations as may appear upon the recorded map and dedication of said subdivision.

Grantor, for the consideration 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, executors, administrators, successors or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to 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.

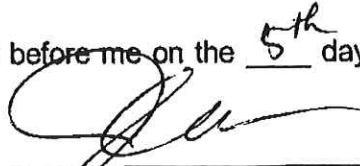
When the context requires, singular nouns and pronouns include the plural.


 MICHAEL FAIRES

 ROXANNE FAIRES

 KRISTOPHER WAYNE FAIRES

 ASHLEY FAIRES

DOMINIAN OF CANADA

PROVINCE OF MANITOBA

This instrument was acknowledged before me on the 5th day of March, 2020 by Michael Faires.



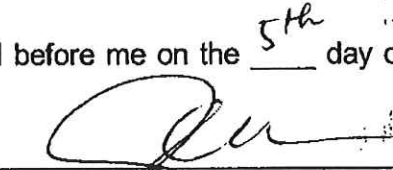
Notary Public

Johanna C.C. Caithness
Manitoba Practising Lawyer
and Notary Public
1700-360 Main Street
Winnipeg, MB R3C 3Z3

DOMINIAN OF CANADA

PROVINCE OF MANITOBA

This instrument was acknowledged before me on the 5th day of March, 2020 by Roxanne Faires.



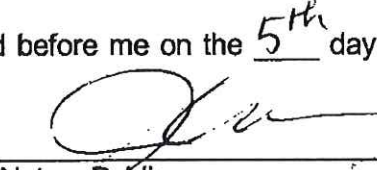
Notary Public

Johanna C.C. Caithness
Manitoba Practising Lawyer
and Notary Public
1700-360 Main Street
Winnipeg, MB R3C 3Z3

DOMINIAN OF CANADA

PROVINCE OF MANITOBA

This instrument was acknowledged before me on the 5th day of March, 2020 by Kristopher Wayne Faires.



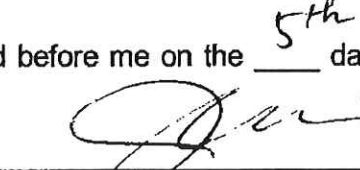
Notary Public

Johanna C.C. Caithness
Manitoba Practising Lawyer
and Notary Public
1700-360 Main Street
Winnipeg, MB R3C 3Z3

DOMINIAN OF CANADA

PROVINCE OF MANITOBA

This instrument was acknowledged before me on the 5th day of March, 2020 by Ashley Faires.



Notary Public

Johanna C.C. Caithness
Manitoba Practising Lawyer
and Notary Public
1700-360 Main Street
Winnipeg, MB R3C 3Z3

AFTER RECORDING RETURN TO:
William F. Kimball
Law Office of William F. Kimball
312 E. Van Buren
Harlingen, Texas 78550

PREPARED IN THE LAW OFFICE OF:
William F. Kimball