

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	Cecilia Hernandez & Luis Arturo Hernandez	4-2918
	COMM. COURT: JULY 7, 2020	

# PLANNING DEPARTMENT

## 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

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4  
Application No: 4-2918

### 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: Cecilia Hernandez

Address: 5209 Lizette Dr  
Edinburg, TX  
78542

Phone: (956) 777-27-06

Approved by Environmental Health:	Temporary Service	Final Service
<u>MRamirez</u>	<u>Lightonby</u>	
Inspection/Permit No:	<u>06/25/20</u>	
Date Approved:	<u>06/25/20</u>	<u>1 / 1</u>
	Authorized Signature	Authorized Signature

Water Supplier: Alamo Water Supply  
*North*

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

Account/ESI No.: M.V.E.C Alamo  
[  ] Temporary Pole [  ] Permanent Service

regarding the land described as:

Los Negales Ph II US #94

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; 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 08/09/04;  
Mariano Jerydy)  
(verified by \_\_\_\_\_);  
(verified by MRamirez);  
(verified by MRamirez);  
(verified by Mariano Jerydy);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



# PLANNING DEPARTMENT

Rev. 06-03-15

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### 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: Cecilia Hernandez  
Address: 5209 Lizetta Dr  
Edinburg 78542  
Phone: (956) 777-27-06

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

Los Nogales Ph II Lot # 94

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

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

Cecilia Hernandez 06-25-20  
Requesting Party (Signature) Date

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

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

04/25/2020  
Date

[Signature]  
County Official



Chapter 232, Texas Local Government Code

3/26/2020 12:37:01 PM

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

Permit No.: Permit 4-2918  
Receipt No.: 011515  
L6306-02-000-0094-00

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1304 South 25th Street	1902 Joe Stephens Ave.	2401 N. Moorefield Rd.
Edinburg, Texas 78542	Weslaco, Texas 78596	Mission, Texas 78572
Ph: 956-318-2840	Ph: 956-968-4734	Ph: 956-205-7045
Fax: 956-318-2844	Fax: 956-973-7850	Fax: 956-205-7049

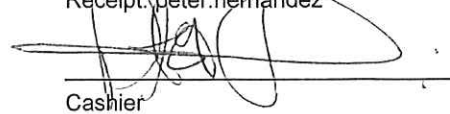
HERNANDEZ LUIS A & CECILIA  
5209 LIZETTE DR  
EDINBURG, TX 78542  
(956) 971-8705  
(956) 971-8705

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2397Sq.Ft.
- [5] Legal Description: LOS NOGALES PH 2 LOT 94
- [6] Location: cesar chavez and mile 17
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$105000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D  
Precinct: 4  
Certification of Elevation Required: No  
Setbacks: Front 25', Rear 60', Side 6', Side 6', Corner '  
Special Conditions: must comply with all setbacks and regulations required by the hcpd  
Description: Permit 4-2918  
Price: \$30.00

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

Method of Payment: Cash  
Check/M.O.#:  
Payment: \$40.00  
Change Due: \$10.00  
Application: peter.hernandez  
Inspector: danny.sanchez  
Receipt: peter.hernandez

  
Cashier

3/26/2020  
Date

*Prop 10# 681793*

[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

3-26-20  
Date

Charge Sierra Title  
STC / gh GF # 3125513

1772701

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL 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.**

### Special Warranty Deed with Vendor's Lien

**Date:** MAY 24, 2997

**Grantor:** FIRST NATIONAL BANK

**Grantor's Mailing Address:**

P. O. BOX 810  
EDINBURG, TX 78540-0810  
HIDALGO COUNTY

**Grantee:** LUIS ARTURO HERNANDEZ and wife, CECILIA HERNANDEZ

**Grantee's Mailing Address:**

5209 LIZETTE  
EDINBURG, TEXAS 78541  
HIDALGO COUNTY

**Consideration:** A note of even date executed by Grantee and payable to the order of FIRST NATIONAL BANK in the principal amount of **NINETEEN THOUSAND TWO HUNDRED TWENTY AND 82/100 DOLLARS (\$19,220.82)** of which **SIXTEEN THOUSAND FIVE HUNDRED AND 00/100 DOLLARS (\$16,500.00)** is being used for purchase of property. The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of FIRST NATIONAL BANK and by a first-lien deed of trust of even date from Grantee to MICHAEL V. McCARTHY, trustee.

**Property (including any improvements):**

**Lot 94, LOS NOGALES SUBDIVISION, PHASE II, an Addition to the City of Edinburg, Hidalgo County, Texas, according to map thereof recorded in Volume 45, Pages 140 thru 142, Map Records of Hidalgo County, Texas.**

**Reservations to Conveyance:** For Grantor and Grantor's successors, a reservation of all the oil, gas and other minerals that are in and under the property and that may be produced from it and a reservation of the right of ingress and egress at all times for mining, drilling, exploring, operating, and developing the property for oil, gas, and other minerals and for removing them from the property. If this interest is subject to an existing lease for oil and gas or oil, gas, and other minerals, Grantor is entitled to receive the royalties and other benefits that are associated with the interest and payable under the lease.

**Exceptions from Conveyance and Warranty:**

- A. Restrictive covenants recorded in Volume 45, Page 140 thru 142, Map Records of Hidalgo County, Texas, and filed for record in the Office of the County Clerk of Hidalgo County, Texas on January 5, 2005, under Clerk's File No. 1420759.

- B. A fifteen foot (15') Easement exclusive to N.A.W.S.C. along the rear of subject property as shown on plat recorded in Volume 45, Pages 140 thru 142, Map Records of Hidalgo County, Texas.
- C. A thirty foot (30') Utility Easement along the South 30 feet of the North 34 feet at the rear of subject property as shown on plat recorded in Volume 45, Pages 140 thru 142, Map Records of Hidalgo County, Texas.
- D. A fifteen foot (15') Electrical and Utility Easement along the South 15 feet of the North 60 feet at the rear of subject property as shown on plat recorded in Volume 45, Pages 140 thru 142, Map Records of Hidalgo County, Texas.
- E. A ten foot (10') Utility Easement along the North side of subject property as shown on plat recorded in Volume 45, Page 140 thru 142, Map Records of Hidalgo County, Texas.
- F. Easements, rights, rules, and regulations in favor of Hidalgo County Irrigation District No. 1.
- G. Easements or claims of easements which are not of public record.
- H. A twenty five foot (25') Minimum Setback Line along the front of said property as shown on plat recorded in Volume 45, Pages 140 thru 142, Map Records of Hidalgo County, Texas.
- I. A sixty foot (60') Minimum Setback Line along the rear of said property as shown on plat recorded in Volume 45, Pages 140 thru 142, Map Records of Hidalgo County, Texas.
- J. A six foot (6') Minimum Setback Line along both sides of said property as shown on plat recorded in Volume 45, Pages 140 thru 142, Map Records of Hidalgo County, Texas.
- K. An eighteen foot (18') Minimum Garage Door Setback, as shown on plat recorded in Volume 45, Pages 140 thru 142, Map Records of Hidalgo County, Texas.
- L. A four foot (4') required sidewalk along the North 4 feet of the South 8 feet of said property as shown on plat recorded in Volume 45, Pages 140 thru 142, Map Records of Hidalgo County, Texas.
- M. Oil and Gas Lease dated May 24, 1966, from Gladys V. Cupps Individually and as Independent Executrix under the Will of Hugh Cupps, deceased to Joe G. Sanders, recorded in Volume 308 Page 922, Oil and Gas Lease Records of Hidalgo County, Texas.
- N. All oil, gas, and other minerals reserved in Deeds recorded in Volume 1259, Page 385, Deed Records of Hidalgo County, Texas and filed for record in the Office of the County Clerk of Hidalgo County, Texas, on July 1, 1994, under Clerk's File No. 395642.
- O. No structure shall be permitted over any easement, as shown on plat recorded in Volume 45, Pages 140 thru 142, Map Records of Hidalgo County, Texas.
- P. Standby fees, taxes and assessments by any taxing authority for the year 2007, and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.

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 when the claim is by, through, or under Grantor but not otherwise, 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.

As a material part of the Consideration for this deed, Grantor and Grantee agree that Grantee is taking the Property "AS IS" with any and all latent and patent defects and that there is no warranty by Grantor that the Property has a particular financial value or is fit for a particular purpose. Grantee acknowledges and stipulates that Grantee is not relying on any representation, statement, or other assertion with respect to the Property condition but is relying on Grantee's examination of the Property. Grantee takes the Property with the express understanding and stipulation that there are no express or implied warranties except for limited warranties of title set forth in this deed.

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

FIRST NATIONAL BANK

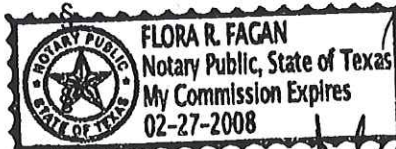
BY:

*[Signature]*  
MICHAEL V. MCCARTHY

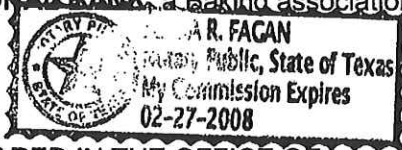
ITS: Executive Vice President/Chief Lending Officer

STATE OF TEXAS

COUNTY OF HIDALGO



This instrument was acknowledged before me on May 30<sup>th</sup>, 2006, by MICHAEL V. MCCARTHY, Executive Vice President/Chief Lending Officer of FIRST NATIONAL BANK, a Baking association on behalf of said association.



*[Signature]*  
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

**THE PEREZ LAW FIRM, P.L.L.C.**  
7201 N. 10th St., 2nd Floor  
McAllen, Texas 78504  
Tel: (956) 664-1728  
Fax: (956) 664-1748  
C:\REPO\FNB-Hernandez\07-162.SWDV.

AFTER RECORDING RETURN TO:

LUIS ARTURO & CECILIA HERNANDEZ  
5209 LIZETTE  
EDINBURG, TEXAS 78541