

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS

	APPLICANT	APPLICATION NO.
1.	Ricardo Gonzalez	4-1962
2.	Juan Raul Palomares Jr. LOCKHEART SUBDIVISION, LOTS 1-2	BLANKET COVER
	COMM. COURT: JANUARY 5, 2021	



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 05-18-20

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

Precinct No. 1 Substation  
1900 Joe Stephens Ave.  
Ste. A  
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: 4-1902

### 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: Ricardo Gonzalez

Address: 3705 Oregon Dr.  
Edinburg, TX, 78542

Phone: 956-248-6670

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	<u>WRamirez</u> Authorized Signature
Date Approved:	<u>1 / 1</u>	<u>Sewer connected</u> <u>12/28/20</u>

Water Supplier: North Alamo Water Supply

Utility Provider:  M.V.E.C.      AEP

Account/ESI No.: 1000014747  
 Temporary Pole      Permanent Service

regarding the land described as: Oakland Village Ph. 3 lot 218,

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; (Date approved 10/22/05);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);
- yes 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; (verified by WRamirez);
- 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; (verified by WRamirez);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

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

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

\_\_\_\_\_  
Date

ATTEST:

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

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

Main Office  
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956-318-2840  
956-318-2844

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Mission, TX 78572  
956-205-7045  
956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 4-1962

### 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: Ricardo Gonzalez

Address: 3705 Oregon Dr.  
Edinburg, TX, 78542

Phone: 956-248-6670

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

Oakland Village ph. 3 lot 218

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

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

Ricardo Gonzalez  
Requesting Party (Signature)

12-28-20  
Date

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

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

12/29/20  
Date

[Signature]  
County Official



Chapter 232, Texas Local Government Code

6/6/2019 3:46:45 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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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 4-1962  
Receipt No.: 007801  
O0480-03-000-0218-00

GONZALEZ RICARDO & YULIA

810 PALM CIRCLE DR  
EDINBURG, TX 78542

(956) 248-6670  
(956) 248-6670

[1] Contractor: SELF

[2] Water System: North Alamo WSC

[3] Class of Work: 01 Residential, new, Single Family Dwelling

[4] Size of Structure: 2933Sq.Ft.

[5] Legal Description: OAKLAND VILLAGE PH 3 LOT 218

[6] Location: cesar chavez and wisconsin

[7] Sewage: North Alamo WSC

[8] Construction Type: Brick

[9] Est. Cost of Construction: \$100000

[10] Flood Zone: Zone B

Community Panel Number: 4803340425C

Precinct: 4

Certification of Elevation Required: No

Setbacks: Front 25', Rear 20', Side 6', Side 6', Corner'

Special Conditions: must comply with all setbacks and regulations required by the hcpd

Description: Permit 4-1962

Price: \$30.00

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

Method of Payment: Cash

Check/M.O.#:


Payment: \$30

Change Due: \$0.00

Application: maria.cerda

Inspector: danny.sanchez

Receipt: maria.cerda


  
Cashier

06/06/19  
Date

Prop. 10#10940707

[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

6-6-19  
Date

2065484

**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 DRIVER'S LICENSE NUMBER.**

**GIFT DEED**

Date: December 29, 2009

Grantor: **RICARDO GONZALEZ and ROMAN G. GONZALEZ**

Grantor's Mailing Address ((including county):

Address: 810 Palm Circle  
Edinburg, Hidalgo County, Texas 78539

Grantee: **RICARDO GONZALEZ and spouse, YULIA GONZALEZ**

Grantee's Mailing Address (including county): 810 Palm Circle  
Edinburg, Hidalgo County, Texas 78539

Consideration: For all the Love and consideration, Grantor has unto his brother, RICARDO GONZALEZ and his spouse, YULIA GONZALEZ.

Property (including any improvements):

Lot 218, **OAKLAND VILLAGE SUBDIVISION** Phase III, Hidalgo County, Texas according to map or plat thereof recorded in Volume 49, Page 40-42, Map Records, Hidalgo County, Texas referenced to which is here made for all purposes. {Document No. 1971970-Release of Lien recorded on October 12, 2006 and Deed of Trust dated January 27, 2006, Document No. 1576428}

Reservations from and Exceptions to Conveyance and Warranty:

1. A lien securing a promissory note (the "Prior Note") dated May 20, 2005, payable to the order of First National Bank which is described in and secured by a Deed of Trust filed for record in the Office of the County Clerk of Hidalgo County, Texas under Clerk's Document Number 1478583. Grantor shall be obligated to obtain a release of the Property from all liens and security interests securing the Prior Note within 30 days of the date Grantee makes final payment on the Purchase Note;
2. Visible and apparent easements on or across the subject property.
3. Rights of parties in possession;
4. Easements, rights-of-way, and prescriptive rights, whether of record or not;
5. All recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances and other instruments, other than liens and conveyances, that affect the property.
6. Rights of adjoining owners in any walls and fences situated on a common boundary;

7. Any discrepancies, conflicts, or shortages an area or boundary lines;
8. Any encroachments, or overlapping of improvements;
9. All rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance and operation of any Water Improvement District, Irrigation, or other applicable governmental district, agency, or authority.
10. Taxes for the current year and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership.
11. The prior reservation or conveyance of all oil, gas and other minerals previously reserved or conveyed by any parties having the right to do so;
12. All Easements, restrictions, set back lines, drainage swale requirements, and other matters shown on the plat of Oakland Village Subdivision Phase III, as shown on the plat thereof, recorded in Volume 49, Pages 40-42, Map Records of Hidalgo County, Texas.
13. Subdivision Restrictions filed for record in the Office of the County Clerk's of Hidalgo County, Texas.

SAVE AND EXCEPT, and there is hereby reserved unto Grantor, Grantor's successors and assigns, all oil, gas, and other minerals in, or under, or that may be produced from the Property, together with the right of ingress and egress at all times for the purpose fo mining, drilling, exploring, operating, and developing said Property for oil, gas, and/or other minerals and removing the same therefrom.

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.

SAVE AND EXCEPT, and there is hereby reserved unto Grantor, Grantor's successors and assigns, {to the fullest extent permitted by law} all water rights and rights to water (whether ripen, appropriative or otherwise) presently appended or annexed to said property.

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 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 warranty herein contained.

By the acceptance of this Deed, Grantee is taking the Property "as is", "where is" and" with all faults" and without any representation or warranties whatsoever, express or implied, written or oral, it being the intention of Grantor and Grantee to expressly negate and exclude all representations an warranties, including but not limited to {I} the physical condition of the property or any element thereof, including, without limitation, warranties related to suitability for habitation, merchantability or fitness for a particular purpose; {ii} the nature or quality of construction, structural design and engineering of any improvements; {iii} the quality of the labor and materials included in any improvements; {iv} the soil conditions, drainage or other conditions existing at the property with respect to any particular purpose, developmental potential or otherwise; {v} all warranties created by any affirmation of fact or promise or by any description of the property and; {vi} all other warranties and representations whatsoever, except the warranty of title expressly set forth herein.

The vendor's lien against and superior title to the property are retained until the Purchase Note is fully paid according to its term, at which time this deed shall become absolute.

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

THIS DOCUMENT WAS PREPARED BY THE INFORMATION PROVIDED BY THE PREPARERS. NO TITLE EXAMINATION OR TAX EXAMINATION WERE REQUESTED NOR PERFORMED IN CONNECTION WITH THE HEREIN DESCRIBED PROPERTY. THE PREPARER OF THIS DOCUMENT EXPRESSES NO OPINION AS TO THE TITLE OR TAXES TO THIS PROPERTY.

*Ricardo Gonzalez*  
RICARDO GONZALEZ

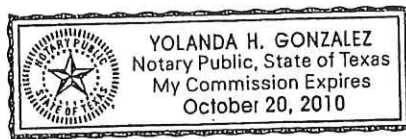
*Roman G. Gonzalez*  
ROMAN G. GONZALEZ

(Acknowledgment)

STATE OF TEXAS           §  
COUNTY OF HIDALGO   §

This instrument was acknowledged before me on the 30 day of December, 2009

by: RICARDO GONZALEZ and ROMAN G. GONZALEZ.



*Yolanda H. Gonzalez*  
Notary Public, State of Texas  
My commission expires: 10-20-2010

AFTER RECORDING RETURN TO:  
Ricardo Gonzalez and Yulia Gonzalez  
810 Palm Circle  
Edinburg, Texas 78539

Prepared in the Law Office of Willie McAllen  
101 N. 10<sup>th</sup> St.  
Edinburg, Texas 78541



# PLANNING DEPARTMENT

Rev. 05-18-20

## County of Hidalgo

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956-205-7045  
956-205-7049

DSSAs installed.

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:

Approved by Environmental Health:	Temporary Service	Final Service
Name: <u>Juan Raul Palomares Jr.</u>	Authorized Signature	Authorized Signature
Inspection/Permit No:		
Date Approved:	/ /	/ /

Address: 8316 Martin Morales  
Weslaco, TX 78594

Water Supplier: NWWS

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

Phone: 405-2560

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

regarding the land described as: lockheart Subdivision lots 1-2

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; (Date approved 11-24-20);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by for sesin);
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by for sesin);
- 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; (verified by [Signature]);
- 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; (verified by [Signature]);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by for sesin);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST: \_\_\_\_\_  
Hidalgo County Clerk

\_\_\_\_\_ Date



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County of Hidalgo

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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: Juan Raul Palomares, Jr

Address: 8316 Martin Morales
Weslaco, Texas 78599

Phone: (956) 405-2560

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

A 2.12 acre tract of land being a portion of the Farm Tract 284, West & Adams Tract Subdivision, as recorded in Volume 2, Pages 34-37, Map Records, Hidalgo County, Texas. Lockheart Subdivision

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Requesting Party (Signature)

Date 7/2/20

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- x 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:

Date 12.22.20

County Official [Signature]

