

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

	PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS	
	APPLICANT	APPLICATION NO.
1.	Ximena Wilson	4-4192
	COMM. COURT: FEBRUARY 9, 2021	



PLANNING DEPARTMENT

Rev. 05-18-20

County of Hidalgo

Main Office
1304 South 25th 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:

4-4192

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: Ximena Wilson

Address: 5009 Malaga Ln.
McAllen, TX 78504
Granada Estates Lot 18

Phone: (956) 867-3776

Water Supplier: Sharyland Water Corp.

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

Account/ESI No.: 1000016776
 Temporary Pole [] Permanent Service

regarding the land described as:

Granada Estates Lot 18

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 2/20/13);
- 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; (verified by [Signature]);
- 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 MRamirez);
- 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 MRamirez);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

[Signature]
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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1304 South 25th Street
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956-318-2844

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1902 Joe Stephens Ave.
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956-968-4734
956-973-7850

Precinct No.3 Substation
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956-205-7049

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No:

4-4192

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: Zimena Nelson

Address: 3101 Westona Dr.
Mission, TX 78574

Phone: (956)867-3776 / (956)

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

Lot 18 Granada Estates / 5009 Malaga Ln, McAllen 78504

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Zimena Nelson
Requesting Party (Signature)

1/24/21
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:

2/3/21
Date

[Signature]
County Official



COUNTY OF HIDALGO
PLANNING DEPARTMENT

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 4-4192
Receipt No.: 015964
G6800-00-000-0018-00

WILSON WILLIAM & XIMENA
3101 WISTERIA
MISSION, TX 78574
(956) 330-5508
(956) 867-3776

- [1] Contractor: RICARDO OCHOA
[2] Water System: Sharyland WSC
[3] Class of Work: 25 Residential, new, Single Family Dwelling
[4] Size of Structure: 3774Sq.Ft.
[5] Legal Description: GRANADA ESTATES LOT 18
[6] Location: mile 7 and Taylor rd
[7] Sewage: N/A
[8] Construction Type: Brick
[9] Est. Cost of Construction: \$329000
[10] Flood Zone: Zone X

Community Panel Number: 4803340295D
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 25', Rear 10', Side WS55', Side ES6', Corner '
Special Conditions: must comply with all setbacks and regulations required by the hcpd
Description: Permit 4-4192
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Check
Check/M.O.#: 1001
Payment: \$30
Change Due: \$0.00
Application: maria.cerda
Inspector: danny.sanchez
Receipt: maria.cerda

Cashier (Signature)

Date: 01/05/2021

Prop ID# 181877

[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

Date: 1/5/21

INSTRUMENT TITLE GE# 102162-YL

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.

WARRANTY DEED WITH VENDOR'S LIEN

Date: December 9, 2020

Grantor: Alfredo Saenz Jr. and wife, Ana Bertha Saenz

Grantor's Mailing Address:

316 B Le Grande Ave.
Austin, Texas 78704
Travis County

Grantee: Ximena Wilson and husband, William Wilson

Grantee's Mailing Address:

3101 Wisteria
Mission, Texas 78574
Hidalgo County

Consideration: Cash and a note of even date executed by Grantee and payable to the order of Texas National Bank in the principal amount of THREE HUNDRED SIXTY THOUSAND FOUR HUNDRED AND NO/100THS DOLLARS (\$360,400.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of Texas National Bank and by a first-lien deed of trust of even date from Grantee to Ruth W. Garner, Trustee.

Property (Including any improvements):

Lot 18, GRANADA ESTATES, Hidalgo County, Texas, according to the Plat or Map thereof recorded in Volume 18, Page 43, Map Records of Hidalgo County, Texas.

Reservations From and Exceptions to Conveyance and Warranty:

- A. Ten foot (10.0') Easement along the South line of the subject land according to the Map or Plat thereof, filed for record in Volume 18, Page 43, Map Records Hidalgo County, Texas.
- B. Easements and Conditions as shown on the Map or Plat thereof, filed for record in Volume 18, Page 43, Map Records Hidalgo County, Texas.
- C. Easements, rights, rules and regulations in favor of United Irrigation District.
- D. Easements or claims of easements which are not a part of the public record.

- E. Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from Wilhelm F. Schnulle to The Midway Oil Corporation, dated November 7, 1983, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 1910, Page 75, Official Records Hidalgo County, Texas.
- F. Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from Horace C. Davis and wife, Esther Davis to The Midway Oil Corporation, dated November 8, 1983, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 1943, Page 270, Official Records Hidalgo County, Texas.
- G. Reservation of all oil, gas, and other minerals, together with all rights relative thereto, express or implied, reserved to grantor in that certain deeds dated March 10, 1972, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 1314, Page 817 and dated May 9, 1973, recorded in Volume 1366, Page 947, Deed Records Hidalgo County, Texas, reference to which instrument is made for all intents and purposes.
- H. Restrictions as recorded in Volume 1358, Page 495, Map Records, Hidalgo County, Texas, but omitting any covenant conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition, or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but not discriminate against handicapped persons.
- I. Standby fees, taxes and assessments by any taxing authority for the year 2021 and 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.

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.

Texas National Bank, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of Texas National Bank and are transferred to Texas National Bank without recourse against Grantor.

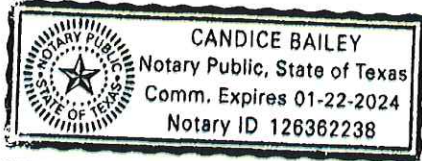
When the context requires, singular nouns and pronouns include the plural.


Alfredo Saenz Jr.


Ana Bertha Saenz

STATE OF TEXAS)
COUNTY OF Rampasas)

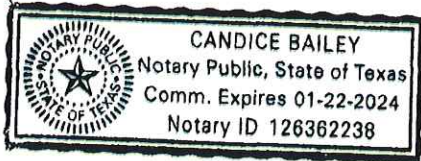
This instrument was acknowledged before me on December 10, 2020, by Alfredo Saenz Jr.



Candice Bailey
Notary Public, State of Texas
Candice Bailey
ex. 1/22/2024

STATE OF TEXAS)
COUNTY OF Rampasas)

This instrument was acknowledged before me on December 10, 2020, by Ana Bertha Saenz.



Candice Bailey
Notary Public, State of Texas
Candice Bailey
ex: 1/22/2024

PREPARED IN THE OFFICE OF:

GF#102162 YL
WINGATE LAW OFFICES, PLLC
7000 NORTH 10TH STREET
2ND FLOOR, STE. C5
McALLEN, TEXAS 78504
(TTLEDOCS)102162-WD(CS)

AFTER RECORDING RETURN TO:

Ximena Wilson
William Wilson
3101 Wisteria
Mission, Texas 78574