

PLANNING DEPT. PCTS 1 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	JOSE MENDOZA	1-11198
	COMM. COURT: FEBRUARY 23, 2021	



# PLANNING DEPARTMENT

Rev. 05-18-20

## 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  
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: 1-11198

### 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: Jose A. Mendozas

Address: 11607 Encantado dr.  
Weslaco Tx  
78599

Phone: (956) 472 8801

Approved by Environmental Health:	Temporary Service	Final Service
	Authorized Signature	Authorized Signature
Inspection/Permit No:		<u>53011</u>
Date Approved:	<u>/ /</u>	<u>02/09/2021</u>

Water Supplier: North Alamo Water

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

Account/ESI No.: 10032789419380152  
[ ] Temporary Pole [ ] Permanent Service

regarding the land described as:

sd encantado lot 41

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 9-25-02);

(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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### 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: Jose A. Mendola

Address: 11607 Encantado dr.  
Weslaco Tx 78599

Phone: (956) 472 8801

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

sol encantado lot # 41

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

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

Jose A Mendola  
Requesting Party (Signature)

2.9.21  
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:

2/9/21  
Date

[Signature]  
County Official

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.

### GENERAL WARRANTY DEED

**Date:** MARCH 7, 2008

**Grantor:** FEDERICO G. PEREZ AND WIFE, MARGARITA H. PEREZ

**Grantor's Mailing Address:**

P.O. BOX 8  
WESLACO, TEXAS 78596  
HIDALGO COUNTY

**Grantee:** JOSE MENDOZA AND WIFE, MYRIAM BERENICE MENDOZA

**Grantee's Mailing Address:**

1901 WEST BEAUMONT  
WESLACO, TEXAS 78596  
HIDALGO COUNTY

**Consideration:** TEN AND NO/100THS DOLLARS and other good and valuable consideration.

**Property (including any improvements):**

All of Lot 41, SOL ENCANTADO SUBDIVISION, an addition to the City of Weslaco, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 40, Page 173, Map Records of Hidalgo County, Texas.

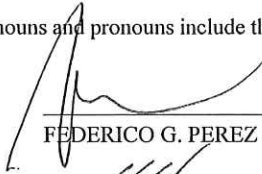
**Reservations From and Exceptions to Conveyance and Warranty:**


- A. Visible and apparent easements on or across the land herein described.
- B. Statutory rights in favor of Hidalgo County Irrigation District No. 9, pursuant to applicable sections of the Texas Water Code.
- C. Easements in favor of Hidalgo County Irrigation District No. 9.
- D. Reservation of all oil, gas and other minerals, as described in instrument recorded in Volume 502, Page 516; dated September 13, 1976, recorded in Volume 1501, Page 30, Deed Records; and dated September 29, 1998, October 19, 1998, under Document No. 717576, Hidalgo County, Texas, reference to which instrument is here made for all purposes.
- E. Terms, conditions and stipulations contained in Oil, Gas and Mineral Leases dated May 26, 1965, recorded in Volume 298, Page 33 and unitized in Volume 313, Page 837, Oil and Gas Records; and dated June 14, 1984, recorded in Volume 2051, Page 951, Official Records of Hidalgo County, Texas.
- F. CONTRACT, EASEMENT and USE RESTRICTION dated August 12, 2002, entered into by and between Central Power, and Light Company, a Texas Corporation/AEP Texas Central Company and GBC Investments, Ltd., a Texas Limited Partnership, filed for record on October 11, 2002 in the office of the County Clerk of Hidalgo County, Texas under Document No. 1130374.
- G. Easements for roadway and canal right of way as reserved in Deed dated March 6, 1924, from American Rio Grande Land and Irrigation to J. J. Bark, recorded in Volume 267, Page 533, Deed Records of Hidalgo County, Texas.
- H. Easements, building setback lines, and other conditions and reservations as shown on and/or as contained in the General Notes of the subdivision plat.

- I. Restrictions filed for record on October 30, 2002 in the office of the County Clerk of Hidalgo County Texas under Document No.1135962 and as contained in the General Notes of the subdivision plat therein referred to recorded in Volume 40, Page 173, Map Records of Hidalgo County, Texas, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.
- J. Standby fees, taxes and assessments by any taxing authority for the year 2008 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.


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

  
 \_\_\_\_\_  
 FEDERICO G. PEREZ

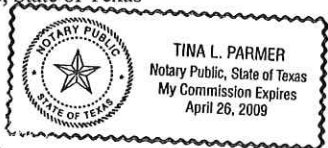
  
 \_\_\_\_\_  
 MARGARITA H. PEREZ

STATE OF TEXAS            )  
 COUNTY OF HIDALGO    )


This instrument was acknowledged before me on March 10, 2008, by  
 FEDERICO G. PEREZ.

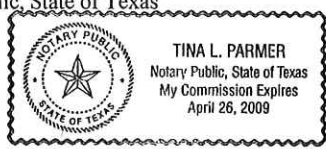
  
 \_\_\_\_\_  
 Notary Public, State of Texas

STATE OF TEXAS            )  
 COUNTY OF HIDALGO    )



This instrument was acknowledged before me on March 10, 2008, by  
 MARGARITA H. PEREZ.

  
 \_\_\_\_\_  
 Notary Public, State of Texas



**PREPARED IN THE OFFICE OF:**  
 GF#16811 TP  
 WINGATE LAW OFFICES  
 4228 N. McCOLL ROAD  
 McALLEN, TEXAS 78504  
 (TITLEDOCS\16811-WD\ju)

**AFTER RECORDING RETURN TO:**  
 JOSE MENDOZA  
 MYRIAM BERENICE MENDOZA  
 1901 WEST BEAUMONT  
 WESLACO, TEXAS 78596

# Chapter 232 Texas LGC Application

APPLICATION NO:

1-11198

Apr. 28, 2014

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

1902 JOE STEPHENS WESLACO TX 78596  
TEL 968-4724 FAX 447-8612

S3979-00-000-0041-00

[ 1 ] OWNER: MENDOZA, JOSE & MYRIAM B.

1901 W. BEAUMONT  
WESLACO, TX 78599

Telephone No. 472-8801

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
SOL ENCANTADO  
LOT 41

LOCATION: 0 MILE 14 1/2 & FM 88

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: INSTA

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: WOOD

[ 4 ] PURPOSE OF APPLICATION: NEW RESIDENCE  
25-RESIDENTIAL NEW SINGLE DWELLING

[10] EST. COST OF CONST.: \$45,000

[ 5 ] SIZE OF STRUCTURE: 2,289 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

[ 6 ] USE OF BUILDING: RES. ZONE X-25

**Special Conditions: No construction allowed over any easements.**

MUST COMPLY W/ALL COUNTY SETBCKS & REG.  
FRONT 25' REAR 25' SOUTH SIDE 15' SIDE 6' FINISH  
FLOOR ELEV. 18" ABOVE CENTERLINE OF STREET

**FOR COUNTY USE ONLY  
APPLICATION FEES**

OTHER \_\_\_\_\_  
TOTAL AMOUNT . . . . . **\$30.00**

Light [X] Water [X]

Flood Zone: NO  
Panel No. /Suffix: 04500 Pct: 1

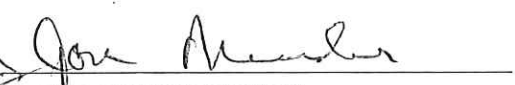
Community No.: 480334

Certification of Elevation  
Required:  YES  NO  BFE

- A. Setbacks front, side & rear shall be in any deed restrictions.
- B. No more than one single family residence per lot.
- C. Applicant shall comply with all of the plat and/or deed restrictions and requirements affecting the lot.
- D. Permit fee shall be doubled for construction commencing or structures moved in prior to obtaining a permit.
- E. Applicant/owner states that no structures exist on this tract of land. If found in violation; permit may be revoked.

  
Prepared by \_\_\_\_\_ Date 4/28/14

  
Approved by \_\_\_\_\_ Date 4/24/14

  
Signature of Owner or Applicant \_\_\_\_\_ Date 4-28-14

**[ NOTICE ]**

SEPARATE PERMITS ARE REQUIRED FOR SEPTIC TANKS. THIS PERMIT BECOMES NULL AND VOID 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 ANYTIME AFTER WORK IS COMMENCED.

I HEREBY CERTIFY THAT I HAVE 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 OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.