

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

	APPLICANT	APPLICATION NO.
1.	Gabriela Cuadros	4-4366
2.		
3.		
4.		
	COMM. COURT: SEPTEMBER 7, 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: 4-4366

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: Gabriela Cuachos

Address: 16005 Montebonito
Edinburg TX
78541

Phone: (956) 685-4353

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	/ /	8/23/21

Water Supplier: alamo water supply

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

Account/ESI No.: 10032789924386884
[] Temporary Pole [] Permanent Service

regarding the land described as:

lot 17 collin subdivision hidalgo county

on September 7, 2021, 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

- A plat has been prepared;
- 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;
- 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;
- 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;
- electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(Date approved 07/18/21);

(verified by Manuel Corda);

(verified by MRamirez);

(verified by MRamirez);

(verified by Manuel Corda);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT
County of Hidalgo

Rev. 06-03-15

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T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No:

4-43660

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: Gabriela Cuadros

Address: 16005 Montebonitolane
Edinburg, TX

Phone: 956 685 4353

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

Collin lot # 17

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Requesting Party (Signature)

Date 08/23/21

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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 09/03/21

County Official



Chapter 232, Texas Local Government Code

2/24/2021 3:02:25 PM

COUNTY OF HIDALGO

PLANNING DEPARTMENT

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

Permit No.: Permit 4-4366
Receipt No.: 016681
C6430-00-000-0017-00

- ONTIVEROS JORGE LUIS & GABIRELA C CUADROS
- 16005 MONTE BONITO
- EDINBURG, TX 78541
- (956) 685-4353
- (956) 685-4353
- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1120Sq.Ft.
- [5] Legal Description: COLLIN LOT 17
- [6] Location: MONTECRISTO RD AND 493
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$24500
- [10] Flood Zone: Zone X

Community Panel Number: 4803340350C
 Precinct: 4
 Certification of Elevation Required: No
 Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '
 Special Conditions: MUST COMPLY WITH HCPD SETBACKS AND REGULATIONS
 Description: Permit 4-4366
 Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
 Check/M.O.#:
 Payment: \$40
 Change Due: \$10.00
 Application: peter.hernandez
 Inspector: peter.hernandez
 Receipt: peter.hernandez



 Cashier

2/24/2021

 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.



 Signature of Owner or Applicant

02/24/2021

 Date

**STATE OF TEXAS
COUNTY OF HIDALGO**

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 OR YOUR DRIVER'S LICENSE NUMBER.

DEED WITHOUT WARRANTY WITH VENDOR'S LIEN

Date: February 1, 2021

Grantor: Dos Jardines LTD.

Grantor's Mailing Address (including county):

P.O. Box 4169
McAllen, Texas 78502
Hidalgo County, Texas

Grantees: Jorge Luis Loera Ontiveros
Gabriela Carolina Cuadros

Grantee's Mailing Address (including county):

16005 Monte Bonito Ln.
Edinburg, Texas 78541
Hidalgo County, Texas

Consideration:

Good and valuable consideration, the receipt and sufficiency of which is hereby accepted, and the execution and delivery by Grantee of a certain promissory note of even date herewith in the principal amount of \$32,130.00 payable to the order of Grantor as therein provided, the payment of the note is additionally secured by a Deed of Trust of even date herewith to Patrick Moore, Trustee. The vendor's lien herein retained shall serve as additional security for the payment of the above-described note.

Property:

**LOT SEVENTEEN (17), COLLIN SUBDIVISION, A RESUBDIVISION OF THE SOUTH 10 ACRES OF THE NORTH 20 ACRES, LOT 4, BLOCK 95, MO-TEX, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN THE MAP RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES.
(ACCT NO# C6430-00-000-0017-00)**

Reservations from Conveyance:

Exceptions to Conveyance and Warranty:

All of record.

Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property; rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; all rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of any county water improvement district or other applicable governmental district, agency or authority.

Standby fees, taxes and assessments for any taxing authority for the year 2021 and subsequent years, and subsequent taxes and assessments by any taxing body 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, 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, without express or implied warranty. All covenants and/or warranties that might arise by contract, statute or common law (including but not limited to the covenant of seisin) as well as the warranties in section 5.023 of the Texas Property Code (or its successor) are excluded.

This conveyance is intended to include any property interests obtained by after-acquired title.

Grantee, by its acceptance hereof, accepts the Property in its physical condition as of the date hereof, AS IS, WHERE IS AND WITH ALL FAULTS, and acknowledges that it has no recourse whatsoever against Grantor in the event of discovery of any defects of any kind, latent or patent. Grantee acknowledges and agrees that Grantor has not made and does not make any representation, warranty or covenant of any kind or character whatsoever, whether expressed or implied, with respect to the physical condition, use or usefulness of the Property or any portion thereof, and (1) GRANTOR HEREBY EXPRESSLY DISCLAIMS ANY AND ALL IMPLIED WARRANTIES, INCLUDING, WITHOUT LIMITATION, IMPLIED WARRANTIES OF CONDITION, MERCHANTABILITY, HABITABILITY, FITNESS FOR A PARTICULAR PURPOSE, OWNERSHIP OR WITH RESPECT TO THE VALUE, PROFITABILITY OR MARKETABILITY OF THE PROPERTY, AND (2) GRANTOR HEREBY DISCLAIMS ANY REPRESENTATION OR WARRANTY WITH REGARD TO COMPLIANCE WITH ANY ENVIRONMENTAL PROTECTION, POLLUTION OR LAND USE LAWS, RULES, REGULATIONS, ORDERS, OR REQUIREMENTS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO THE HANDLING, GENERATING, TREATING, STORING OR DISPOSING OF ANY HAZARDOUS WASTE OR SUBSTANCE.

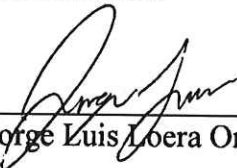
When the context requires, singular nouns and pronouns include the plural.

GRANTOR:

ACCEPTANCE:

Grantee hereby accepts the foregoing conveyance subject to the reservations therein set forth, and agrees to be bound by the terms and conditions thereof.

GRANTEES:



Jorge Luis Loera Ontiveros

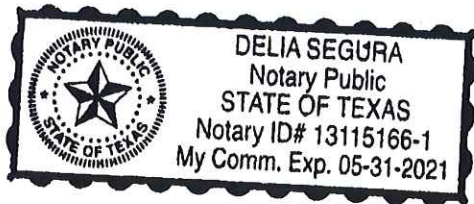


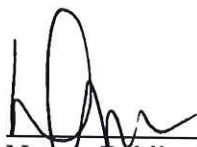
Gabriela Carolina Cuadros

CORPORATE ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 1st day of February, 2021 by A. Ford Sasser, III, Manager of Dos Jardines LTD., on behalf of said partnership.



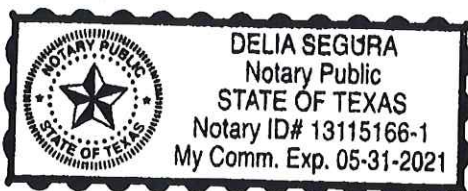


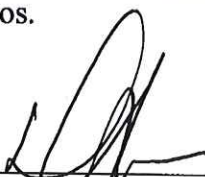
Notary Public, State of Texas
Notary's Printed Name: Delia Segura
Commission Expires: 5/31/21

ACKNOWLEDGMENT

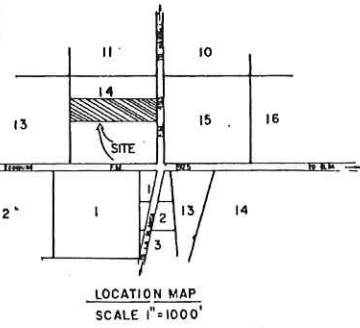
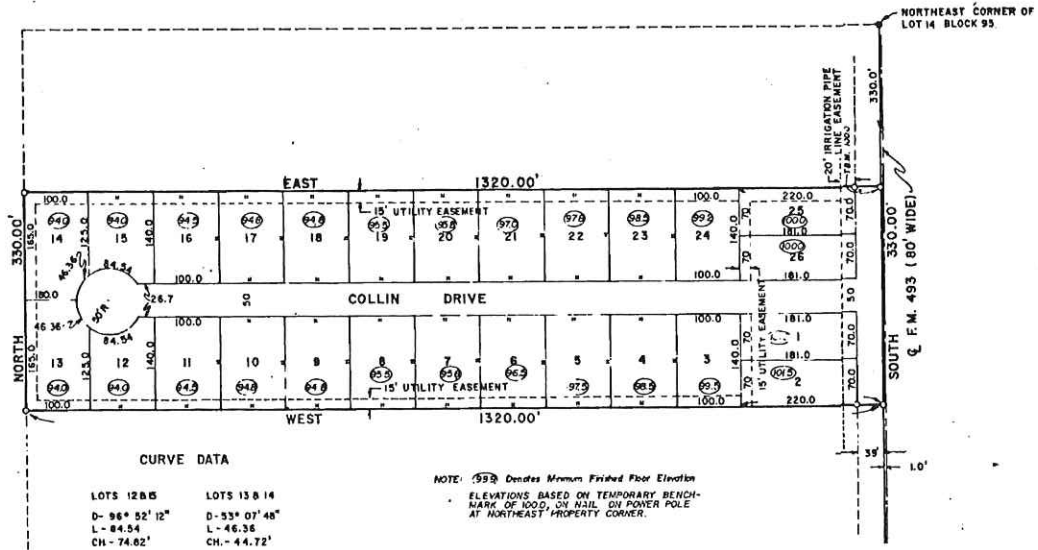
STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 1st day of February, 2021 by Jorge Luis Loera Ontiveros and Gabriela Carolina Cuadros.





Notary Public, State of Texas
Notary's Printed Name: Delia Segura
Commission Expires: 5/31/21



APPROVED FOR RECORDING
FILED IN RIGHT OF WAY DEPT.
Gene Harber
July 19, 1983

QUANTITY OF RUNOFF CALCULATION

TOTAL Q = A1R/P

P = 3
I = 2
A = 10
R = 0.85
Q = (10)(.85)(2)/3
Q = 5.6 c.f.s.

100 Year Storm: This subdivision lies within Zone C areas of minimal flooding, having the lowest insurance risk. This does not lie within a recognized 100 year flood plain.

ANTICIPATED HIGH WATER ELEVATION 80.0

FILED
JUL 19 1983
COUNTY CLERK
HIDALGO COUNTY, TEXAS

CHECKED FOR DRAINAGE
BY: *Gene Harber*

COLLIN SUBDIVISION

OWNERS STATEMENT AND DEDICATION
STATE OF TEXAS)
COUNTY OF HIDALGO)

KNOW ALL MEN BY THESE PRESENTS that the undersigned owner of the land described by this plat, being a subdivision of

The South Ten (5 10) acres of the North Twenty (N 20) acres of Lot Fourteen (14), Block Ninety-five (95), Missouri-Texas Land & Irrigation Company's Subdivision of lands in the Las Mesas Grant, Hidalgo County, Texas, as shown by the map of said Subdivision of record in Volume 1, Page 29, Map Records of Hidalgo County, Texas, as such lot has been resubdivided by J. C. Engelmen, Jr., according to the plat of the J. C. Engelmen, Jr., Resubdivision of Block 95 and the East half of Block 94, of record in Volume 5, Page 42, Map Records of Hidalgo County, Texas.

does hereby make subdivision of said property and designate such subdivision as COLLIN SUBDIVISION, a subdivision subdivided in the following manner:

Lots 1 thru 26

COLLIN DRIVE is hereby dedicated to the County of Hidalgo forever as a public road and for utilities.

UTILITY EASEMENTS, 15 feet wide, are hereby dedicated to the public for gas, water, sewer, electric and communication facilities over Northern 15 feet, the Southern 15 feet and the Western 15 feet of the land herein subdivided and along the rear 15 feet of Lots 2 and 25, as shown on this plat.

Executed this _____ day of September, 1982.

Claud Lookingbill
Claud Lookingbill

STATE OF TEXAS)
COUNTY OF HIDALGO)

Before me, the undersigned Notary on this day personally appeared Claud Lookingbill, known to me to be the person whose name is subscribed to in the foregoing instrument and acknowledged to me that the same was his act and deed for the purposes and consideration therein expressed, and in capacity therein stated.

Given under my hand and seal of office, this _____ day of September,

STATE OF TEXAS)
COUNTY OF HIDALGO)

Before me, the undersigned Notary on this day personally appeared Claud Lookingbill, known to me to be the person whose name is subscribed to in the foregoing instrument and acknowledged to me that

SURVEYORS CERTIFICATE

This is to certify that I, George E. Stouton, P.S., a Public Surveyor of the State of Texas, have surveyed and platted the subdivision shown hereon from an actual survey on the ground, made under my direction. All corners are properly marked as shown on this plat and this plat correctly represents that survey made under my direction. Dimensions are U.S. feet, except initial bearings.

George E. Stouton
Public Surveyor No. 3911

Items not shown hereon:

Easements and reservations as may be reflected by the map and plat of record in Volume 1, Page 29, and volume 5, Page 42, Records of Hidalgo County, Texas.

Rights, rules, regulations, easements and liens in favor of Engelman Irrigation District No. 1.

Easement for electrical powerline in favor of Central Power and Light Company, dated January 2, 1920, recorded in Volume 325, Page 359, Deed Records of Hidalgo County, Texas.

Easements for water pipeline as set forth in instrument dated March 25, 1973, to North Armo Water supply Corporation, recorded in Volume 1411, Page 822, Deed Records of Hidalgo County, Texas.

Easement for roadway purposes as shown by instrument deed from Lucy Shattuck Hays to J. C. Engelmen, Jr., dated December 4, 1920, recorded in Volume 760, Page 487, Deed Records of Hidalgo County, Texas.

Restrictions, reservations etc. as shown by deed from J. C. Engelmen, Jr. to J. C. Shattuck and wife, dated March 22, 1928, recorded in Volume 258, Page 249, Deed Records of Hidalgo County, Texas.

APPROVED BY ENGLEMAN IRRIGATION DISTRICT NO. 1.

This plat is approved by Engelman Irrigation District No. 1 on this _____ day of _____, 1982.

BY _____