

<b>PLANNING DEPT. PCT 3 CERTIFICATE OF PLAT &amp; UTILITY STATUS</b>		
	<b>APPLICANT</b>	<b>APPLICATION NO.</b>
1.	KRYSTAL VALLES	3-3752
2.		
3.		
4.		
5.		
6.		
7.		
	COMM. COURT: NOVEMBER 2, 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  
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: 3-3752  
10/26/2021

### 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: Krystal Vales

Address: 5704 Dario St

Mission, TX 78574

Phone: (956) 221-0800

Approved by Environmental Health:	Temporary Service	Final Service
<u>Rudy G</u> Authorized Signature		
Inspection/Permit No: Date Approved:	<u>Exempt</u> <u>10/27/2021</u>	 <u>/ /</u>

Water Supplier: Agua SUD

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

Account/ESI No.: 1003278946425085  
[ ] Temporary Pole [  ] Permanent Service

regarding the land described as: Dotting Crossing Lot 22

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 3/13/2002);

(verified by Sandra Cantu);

(verified by Sandra Cantu);

(verified by Sandra Cantu);

(verified by Sandra Cantu);

Sandra Cantu 10/26/21  
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: Krystal Valles

Address: 5706 Dario St  
Mission TX 78574

Phone: (956) 221-0800

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

Daffing Crossing Lot 22

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

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

Krystal Valles  
Requesting Party (Signature)

10-26-21  
Date

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

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

10/26/21  
Date

Sandra Carter  
County Official

**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 YOUR DRIVERS LICENSE NUMBER. CHAPTER 11 SEC. 11.008 TEXAS PROPERTY CODE**

## **WARRANTY DEED WITH VENDORS LIEN**

**Date:** October 4, 2021

**Grantor:** Concepcion P. Ybarra, a single person

**Grantor's Mailing Address (including county):**

12114 N. Los Ebanos Rd.  
Mission, Texas 78573  
Hidalgo, County

**Grantee:** Eddie Villarreal, a single person and Krystal Jacquelin Valles, a single person

**Grantee's Mailing Address (including county):**

7403 Guayabo St.  
Palmview, Texas 78672  
Hidalgo, County

### **Consideration:**

TEN AND NO/100 DOLLARS and other good and valuable consideration and the further consideration of a note of even date, that is in the principal amount of **NINETEEN THOUSAND THOUSAND NO/100 (\$19,000.00)** and is executed by Grantee, payable to the order of Concepcion P. Ybarra. It is secured by a vendor's lien retained in this deed and by a deed of trust of even date, from Grantee to Eduardo Anaya, Trustee.

**Property (including any improvements):**

**Lot 22, DOFFING CROSSING, an Addition to the City of Mission, Hidalgo County, Texas, according to the Plat or Map thereof recorded in Volume 39, Page 98, Map Records of Hidalgo County, Texas**

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

**Subject To:**

- a. Restrictions as shown in Deed dated March 27, 1929, recorded in Volume 299, Page 473, Deed Records of Hidalgo County, Texas, and Restrictions set out in plat recorded in Volume 39, Page 98, Map Records of Hidalgo County Texas, but omitting any

claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

For the same Consideration, Grantor hereby grants, sells, conveys, assigns and delivers to Grantee, without covenant or warranty express or implied (whether under Section 5.023 of the Texas Property code or otherwise), all right, title and interest, if any, of Grantor, as owner of the Property but not as owner of any other Property in and to (i) strips or gores, if any, between the Property and abutting properties. (ii) any land lying in or under the bed of any street, alley, road or right-of-way, opened or proposed, abutting or adjacent to the Property, (iii) any leases and rental agreement (whether written or verbal) that grant a possessory interest in or that otherwise grant rights with regard to the use of all or any portion of the Property, and (iv) any easements, right of way, rights of ingress and egress or other interests in, on or to, any land, highway, street, road or avenue, open or proposed, in, on, across from, in front of, abutting, adjoining or otherwise appurtenant to the Property, as well as all other rights, privileges and appurtenances owned by Grantor and in any way related to the Property and other rights and interests of Grantor hereunder conveyed.

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 shall become absolute.

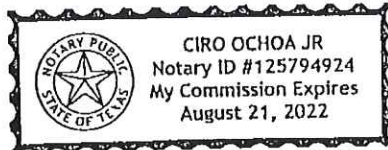
When the context requires, singular nouns and pronouns include the plural.

*Concepcion P. Ybarra*  
Concepcion P. Ybarra

**ACKNOWLEDGMENT**

STATE OF TEXAS §  
COUNTY OF HIDALGO §

This instrument was acknowledged before me on October 14th, 2021, by Concepcion P. Ybarra.



*Ciro Ochoa Jr*  
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:  
ANAYA LAW FIRM PLLC  
7801 S. Cage Blvd. Ste 101  
Pharr, Texas 78577

AFTER RECORDING RETURN TO:  
Eddie Villareal  
7403 Guayabo St.  
Palmview, Tx 78572



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PLANNING DEPARTMENT

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Fax: 956-205-7049

Permit No.: Permit 3-3752  
Receipt No.: 020716  
D6006-00-000-0022-00

- VILLARREAL EDDIE & KRYSAL JACQUELIN VALLES  
5706 DARIO STREET  
MISSION, TX 78574  
(956) 221-0800  
(956) 221-0800
- [1] Contractor: SELF
  - [2] Water System: Agua S.U.D.
  - [3] Class of Work: 29 Residential, move in or relocated building
  - [4] Size of Structure: 960Sq.Ft.
  - [5] Legal Description: DOFFING CROSSING LOT 22
  - [6] Location: DOFFING ROAD AND 6 MILE
  - [7] Sewage: N/A
  - [8] Construction Type: Wood
  - [9] Est. Cost of Construction: \$31000
  - [10] Flood Zone: Zone X

Community Panel Number: 4803340290D  
Precinct: 3  
Certification of Elevation Required: No  
Setbacks: Front 25', Rear 25', Side 6', Side 6', Corner '  
Special Conditions: MUST COMPLY WITH ALL REGULATIONS  
AND COUNTY SETBACKS  
Description: Permit 3-3752  
Price: \$30.00

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

Method of Payment: Cash  
Check/M.O.#:  
Payment: \$30.00  
Change Due: \$0.00  
Application: sandra.cantu  
Inspector: javier.cerda  
Receipt: sandra.cantu

*Sandra Cantu* 10/26/2021  
Cashier 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.

*Krysal Valles*  
Signature of Owner or Applicant

10-26-21  
Date