

PLANNING DEPT. PCTS 1 CERTIFICATE OF PLAT & UTILITY STATUS		
APPLICANT		APPLICATION NO.
1.	IRMA MENDOZA	1-5481
2.		
3.		
	COMM. COURT: JANUARY 25, 2022	



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: 1-5481

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: Isma Maden Garcia M.

Address: 415 northeast
San Juan, Texas
78589

Phone: 956 8976467

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	_____
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	_____ / _____ / _____	_____ / _____ / _____

Water Supplier: NAWS

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

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

regarding the land described as: CYNOS lot 4

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 7-18-2011);
- 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]);
- 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 [Signature]);
- 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 [Signature]);
- 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



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T.J. Arredondo, CFM
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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: Lima Marlen Garcia Mendez

Address: 415 martha st
San Juan, Texas, 78589

Phone: 956 897 6467

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

Kyrion lot 6

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

[Signature]
Requesting Party (Signature)

01-19-2022
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:

1/19/22
Date

[Signature]
County Official

SIERRA TITLE
CLOSER JS GF# 3192198

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: October 28, 2021

Grantor: Rigoberto I. Esquivel and Maria L. Esquivel, a married couple

Grantor's Mailing Address:

Rigoberto I. Esquivel
Maria L. Esquivel
210 Caramel Dr.
Alamo, TX 78516

Grantee: Arafath Camilo Ortiz Quiroz and Irma Marlen Garcia Mendoza, a married couple

Grantee's Mailing Address:

Arafath Camilo Ortiz Quiroz
Irma Marlen Garcia Mendoza
415 Martha
San Juan, TX 78589

Consideration:

Cash and a note of even date executed by Grantee and payable to the order of Grantor in the principal amount of TWO HUNDRED THOUSAND AND NO/100 DOLLARS (\$200,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to David J. Guerrero, trustee.

Property (including any improvements):

Lot 6, Kyrios Subdivision, an addition to the City of Donna, Hidalgo County, Texas, according to the Plat or Map thereof filed for record on July 25, 2011, in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's File No. 2225630.

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

Those as shown on the map or plat thereof filed for record on July 25, 2011, in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 2225630, 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, but omitting any covenant or restriction based on race, color, religion, sex, disability, handicap, familial status or national origin.

Right of way easement granted to Central Power and Light Company, by Myrtle Orr, dated April 9, 1930, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 328, Page 162, Deed Records Hidalgo County, Texas.

Easement granted to The City of Donna, by Foy Dean Fulcher, dated April 24, 1989, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 2747, Page 88, Official Records Hidalgo County, Texas.

Fifteen foot (15.0') Utility Easement along the North line of the subject land according to the Map or Plat thereof, filed for record in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 2225630.

Fifteen foot (15.0') Water/Wastewater City of Donna Easement along the South line of the subject land according to the Map or Plat thereof, filed for record in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 2225630.

Sixteen foot (16.0') Drainage Swale Easement along the West line of the subject land according to the Map or Plat thereof, filed for record in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 2225630.

Ten foot (10.0') Irrigation Easement along the East Ten feet (10') of the West Twenty-Six feet (26') of the subject land according to the Map or Plat thereof, filed for record in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 2225630.

Fifteen foot (15.0') Utility Easement along the East Fifteen feet (15') of the West Forty-One feet (41') of the subject land according to the Map or Plat thereof, filed for record in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 2225630.

Easements and Conditions as shown on the Map or Plat thereof, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on July 25, 2011, under Clerk's Document No. 2225630.

Easements, rights, rules and regulations in favor of Donna Irrigation District, Hidalgo County No.1.

Easements or claims of easements which are not a part of the public record.

Forty foot (40.0') or Easement, whichever is greater, building set back line along the Front line of the subject land according to the Map or Plat thereof, filed for record in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 2225630.

Fifteen foot (15.0') or Easement, whichever is greater, building set back line along the Rear line of the subject land according to the Map or Plat thereof, filed for record in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 2225630.

Six foot (6.0') or Easement, whichever is greater, building set back line along the Sides of the subject land according to the Map or Plat thereof, filed for record in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 2225630.

No structure shall be permitted over any easement according to the Map or Plat thereof, filed for record in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 2225630.

Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from Thomas W. Orr and wife, Georgia Ann Orr to Tidewater Oil Company, dated September 11, 1958, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 220, Page 621, Oil and Gas Lease Records Hidalgo County, Texas.

Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from Fey Fulcher and wife, Maria M. Fulcher to Lone Star Producing Company, dated April 21, 1971, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 333, Page 331, Oil and Gas Lease Records Hidalgo County, Texas.

Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from Foy Fulcher, Individually and as Surviving Spouse of Maria Mercedes Fulcher and successor to her Community Interest to Vastar Resources, inc., dated June 23, 1998, filed for record on June 30, 1998, in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 689792.

Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from Leda Mae Golon to SKH Energy Partners, LP., dated July 9, 1998, filed for record

on December 30, 1998, in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 735695.

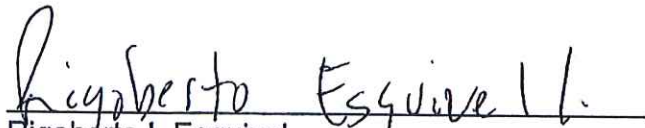
Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from Foy Fulcher to Thomas W. Schleier, dated December 15, 2005, filed for record on February 16, 2006, in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 1579609.

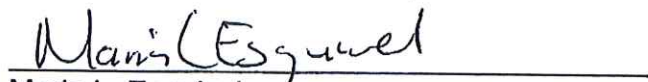
Taxes for the year 2022 and subsequent years, not yet due and payable.

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.

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

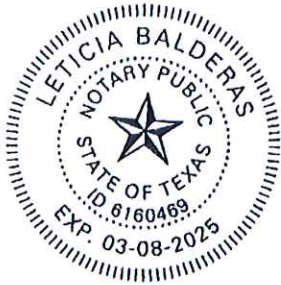

Rigoberto I. Esquivel


Maria L. Esquivel

STATE OF TEXAS)

COUNTY OF HIDALGO)

This instrument was acknowledged before me on October 28, 2021, by Rigoberto I. Esquivel and Maria L. Esquivel.



Leticia Balderas

Notary Public, State of Texas

PREPARED AND AFTER RECORDING
RETURN TO THE OFFICE OF:

MEYER & GUERRERO, LLP
308 North 15th St.
McAllen, Texas 78501
Tel: (956) 631-8121
Fax: (956) 631-1489



COUNTY OF HIDALGO
PLANNING DEPARTMENT

Main Office
1304 South 25th Street
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Ph: 956-318-2840
Fax: 956-318-2844

Precinct No. 1 Substation
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Mission, Texas 78572
Ph: 956-205-7045
Fax: 956-205-7049

Permit No.: 1-5481
Receipt No.: 021880
K8650-00-000-0006-00

QUIROZARAFATH C ORTIZ & IRMA M GARCIA MENDOZA

415 MARTHA
SAN JUAN, TX 78589
(956) 897-6467
(956) 897-6467

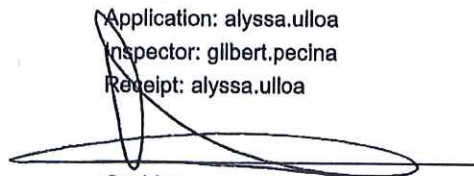
- [1] Contractor: self
- [2] Water System: North Alamo WSC
- [3] Class of Work: 20 Mobile Homes
- [4] Size of Structure: 1120Sq.Ft.
- [5] Legal Description: KYRIOS LOT 6
- [6] Location: STITES & SOUTH RIVER RD.
- [7] Sewage: N/A
- [8] Construction Type: Metal
- [9] Est. Cost of Construction: \$12500
- [10] Flood Zone: No

Community Panel Number: 4803340425C
Precinct: 1
Certification of Elevation Required: No
Setbacks: Front 40', Rear 15', Side 6', Side 41', Corner '
Special Conditions: MUST COMPLY WITH ALL COUNTY
SETBACKS & REGULATIONS
Description: Permit 1-5481
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$40.00
Change Due: \$10.00


Application: alyssa.ulloa
Inspector: gilbert.pecina
Receipt: alyssa.ulloa


Cashier

1/19/22
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

01-19-2022
Date