

<b>PLANNING DEPT. PCT 3 CERTIFICATE OF PLAT &amp; UTILITY STATUS</b>		
	<b>APPLICANT</b>	<b>APPLICATION NO.</b>
1.	MARLENE BERNAL	3-4286
2.		
3.		
4.		
5.		
6.		
7.		
	COMM. COURT: MAY 31, 2022	



# 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  
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:

3-4286  
4/7/2022

### 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: Marlene Bernal

Address: 5614 Celso St.  
Mission TX 78574

Phone: (956) 458-3730  
(956) 6038-7044

regarding the land described as:

West Dotting Lot 24

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		<u>54674</u>
Date Approved:	<u>/ /</u>	<u>05/19/22</u>

Water Supplier: Agua SUD

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

Account/ESI No.: 100327894-  
 Temporary Pole  Permanent Service

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 4/8/1997);

(verified by Sandra Cante);

(verified by Sandra Cante);

(verified by Sandra Cante);

(verified by Sandra Cante);

Sandra Cante 5/19/22  
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



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T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 34286

4/7/2022

### 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: Martene Bernal

Address: 5614 Celso St.  
Mission, TX 78574

Phone: 956-458-37-30 638-70-44

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

West Doffing Lot 24

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

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

M. Bernal  
Requesting Party (Signature)

5/17/22  
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:

5/19/22  
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.**

**WARRANTY DEED WITH VENDOR'S LIEN**

Conforms to State Bar of Texas Form

**Date:** May 11, 2020

**Grantor:** JOSE DANIEL LOPEZ and spouse, CECILIA LOPEZ

**Grantor's Mailing Address:** 15402 Roaming River Trl  
Houston, Texas 77044  
Harris County, Texas

**Grantee:** MARLENE BERNAL, a single person

**Grantee's Mailing Address:** 5614 Celso St.  
Mission, Texas 78574  
Hidalgo County, Texas

**Consideration:** Ten Dollars and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of a note of even date that is in the principal amount of Twenty-Six Thousand Three Hundred Fifty and 00/100 Dollars (\$26,350.00) and is executed by Grantee, payable to the order of LA JOYA AREA FEDERAL CREDIT UNION. The note is secured by a vendor's lien retained in favor of LA JOYA AREA FEDERAL CREDIT UNION in this deed and by a deed of trust of even date from Grantee to John Alaniz, Trustee.

**Property (including any improvements):**

Lot 24, of WEST DOFFING SUBDIVISION, Hidalgo County, Texas, according to the amended Plat or Map thereof recorded in Volume 33, Page 142, Map Records of Hidalgo County, Texas.

**Reservations from Conveyance:** None.

**Exceptions to Conveyance and Warranty:**

1. Easements for roadway and canal rights-of-way as reserved in Deeds dated recorded in Volume 285, Page 446, Volume 298, Page 417, Volume 370, Page 645, Volume 375, Page 635, Volume 377 Pages 43, and 52, all in Deed Records of Hidalgo County, Texas.

2. A ten foot (10') Drainage Easement along the North side of subject property as shown on plat recorded in Volume 33, Page 142, Map Records of Hidalgo County, Texas.
3. A ten foot (10') Utility Easement along the South ten feet (10') of the North twenty feet (20') of subject property as shown on plat recorded in Volume 33, Page 142, Map Records of Hidalgo County, Texas.
4. Easements and Conditions as shown on the Map or Plat thereof, filed for record in Volume 33, Page 142, Map Records Hidalgo County, Texas.
5. Easements, rights, rules and regulations in favor of Hidalgo County Irrigation District No. 6 .
6. Easements or claims of easements which are not a part of the public record.
7. A twenty five foot (25') Minimum Setback Line along the front of said property as shown on plat recorded in Volume 33, Page 142, Map Records of Hidalgo County, Texas.
8. A seven foot (7') Minimum Setback Line along the East side of said property as shown on plat recorded in Volume 33, Page 142, Map Records of Hidalgo County, Texas.
9. A fifteen foot (15') Minimum Setback Line along the West side of said property as shown on plat recorded in Volume 33, Page 142, Map Records of Hidalgo County, Texas.
10. A twenty foot (20') Minimum Setback Line along the rear of said property as shown on plat recorded in Volume 33, Page 142, Map Records of Hidalgo County, Texas.
11. Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, dated July 27, 1976, from Samuel Wyatt Ferguson, Jr, et ux to North Central Oil Corp., recorded in Volume 360, Page 423, Oil and Gas Lease Records of Hidalgo County, Texas.
12. Reservation of all oil, gas, and other minerals, together with all rights relative thereto, express or implied, reserved to grantor in Deed dated February 13, 1952, recorded in Volume 739, Page 300, Deed Records of Hidalgo County, Texas, reference to which instrument is made for all intents and purposes.
13. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.
14. Standby fees, taxes and assessments by any taxing authority for the year 2020, and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.

Grantor, for the consideration and subject to the reservations from, and exceptions to conveyance and warranty, grants, sells, transfers and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to 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 shall become absolute.

LA JOYA AREA FEDERAL CREDIT UNION, 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 described. The vendor's lien and the superior title to the Property are retained for the benefit of LA JOYA AREA FEDERAL CREDIT UNION and are transferred to LA JOYA AREA FEDERAL CREDIT UNION without recourse on Grantor.

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

  
\_\_\_\_\_  
JOSE DANIEL LOPEZ

  
\_\_\_\_\_  
CECILIA LOPEZ

THE STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 11 day of May, 2020 by Jose Daniel Lopez.



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

THE STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 11 day of May, 2020 by Cecilia Lopez.



A handwritten signature in cursive script, appearing to read "Leslie Eanes", written over a horizontal line.

Notary Public, State of Texas

AFTER RECORDING RETURN TO:  
MARLENE BERNAL  
5614 Celso St.  
Mission, Texas 78574

PREPARED BY:  
Lesslie L. Eanes  
Attorney at Law  
4740 S. Jackson Rd.  
Edinburg, Texas 78539  
File/GF Number: 500540



Chapter 232, Texas Local Government Code  
COUNTY OF HIDALGO  
PLANNING DEPARTMENT

4/7/2022 10:29:28 AM

Permit No.: Permit 3-4286  
Receipt No.: 023186  
W2755-00-000-0024-00

Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
1304 South 25th Street	1902 Joe Stephens Ave.	2401 N. Moorefield Rd.
Edinburg, Texas 78542	Weslaco, Texas 78596	Mission, Texas 78572
Ph: 956-318-2840	Ph: 956-968-4734	Ph: 956-205-7045
Fax: 956-318-2844	Fax: 956-973-7850	Fax: 956-205-7049

MARLENE BERNAL  
5614 CELSO STREET  
MISSION, TX 78574  
(956) 458-3730  
(956) 458-3730

- [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: 950Sq.Ft.
- [5] Legal Description: WEST DOFFING LOT 24
- [6] Location: DOFFING AND 5 1/2
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$25000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340290D  
Precinct: 3  
Certification of Elevation Required: No  
Setbacks: Front 30', Rear 20', Side 7', Side ', Corner 15'  
Special Conditions: MUST COMPLY WITH ALL REGULATIONS AND COUNTY SETBACKS  
Description: Permit 3-4286  
Price: \$30.00

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

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

  
\_\_\_\_\_  
Cashier

4-1-22  
\_\_\_\_\_  
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.

x Maribel Bernal  
Signature of Owner or Applicant

4-7-22  
Date

Commissioner Court