

PLANNING DEPT. PCT 3 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	DAYANNA GALVAN	3-4904
2.		
3.		
4.		
5.		
6.		
7.		
	COMM. COURT: MARCH 7, 2023	



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
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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 3-4904

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: DAYANA GALVAN

Address: 10429 N. LA HOMA RD
MISSION, TX.
78574

Phone: (760) 963-7761

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	<u>Rudy R</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	_____	<u>Pre Encom</u>
	<u>/ /</u>	<u>02 / 1 / 23</u>

Water Supplier: Shady land water

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

Account/ESI No.: 10032789469152840
[] Temporary Pole [] Permanent Service

regarding the land described as:

PRADERA 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 1/27/98);
- YES A plat has been reviewed and approved by the Commissioners Court; (verified by Joy Carter);
- 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 Joy Carter);
- 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; (verified by Joy Carter);
- 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; (verified by Joy Carter);
- YES electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by Joy Carter);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



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T.J. Arredondo, CFM
Director of Planning

Application No: 3-4904

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: DAYANA GALVAN
Address: 10429 N. LA HOMA RD
MISSION TX 78574
Phone: (760) 963-7761

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

PRADERA Lot 4

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

DAYANA GALVAN 2/13/2023
Requesting Party (Signature) 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:

2/16/2023
Date

Joy Contreras
County Official

Charge to: VLTC
GF # 172413

XO
21-062

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 DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED

Date: March 19, 2021

Grantor: SANDALIO R. GARCIA and wife, JESSICA M. GARCIA

Grantor's Mailing Address: 9413 N. Bentsen Road
McAllen, Texas 78504
Hidalgo County

Grantees: DAYANNA GALVAN, a single person

Grantees' Mailing Address: 6013 N. Side Drive
Mission, Texas 78574
Hidalgo County

Consideration: Ten Dollars (\$10.00) and other good and valuable consideration.

Property (including any improvements):

All of Lot Four (4), PRADERA SUBDIVISION, Hidalgo County, Texas according to the map recorded in Volume 33, Page 37, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from Conveyance and Exceptions to Conveyance and Warranty:

- a. Statutory easements, rules regulations and rights in favor of Hidalgo County Irrigation District No. 6.
- b. Minimum floor elevations, setback lines, easements and restrictions as shown on the map of Pradera Subdivision, recorded in Volume 33, Page 37, Map Records of Hidalgo County, Texas.
- c. Easements for public roads, highways, and waterways in the nature of ditches, canals, and/or laterals for the proper irrigation and drainage as shown by instrument dated February 19, 1947, recorded March 11, 1947 in Volume 598, Page 430, Deed Records of Hidalgo County, Texas.
- d. Easement and Right of Way in favor of Central Power and Light Company as shown by instrument dated November 10, 1959, recorded December 9, 1959 in Volume 964, Page 655, Deed Records of Hidalgo County, Texas.
- e. Mineral and/or royalty reservation contained in deed dated March 28, 1980, recorded April 15, 1980 in Volume 1669, Page 186, Deed Records of Hidalgo County, Texas.
- f. Mineral and/or royalty reservation contained in deed dated May 22, 1988, filed May 22, 1998 under Document Number 679819, Official Records of Hidalgo County, Texas.
- g. Mineral and/or royalty reservation contained in deed dated May 13, 2004, filed June 30, 2004 under Document Number 1352762, Official Records of Hidalgo County, Texas.

h. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated April 7, 1975, by and between International Fencer Company, Inc., a Corporation acting herein by and through its duly authorized officers, as Lessor, and Hale Schaleben, as Lessee, as set forth in memorandum recorded on May 13, 1975, in Volume 353, Page 219, Deed Records of Hidalgo County, Texas. Reference to which instrument is here made for particulars.

i. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated February 4, 1983, by and between Rayval Limited, a British Virgin Island Corporation, acting herein by and through its duly authorized officers, as Lessor, and A. L. Hoting, as Lessee, as set forth in memorandum recorded on October 11, 1983, in Volume 1888, Page 706 Official Records of Hidalgo County, Texas. Reference to which instrument is here made for particulars.

j. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated February 4, 1986, by and between Investors Syndicate of the Southwest, Inc., acting herein by and through its duly authorized officers, as Lessor, and Royal Oil & Gas Corporation, as Lessee, as set forth in memorandum recorded on December 30, 1989, in Volume 2265, Page 540, Official Records of Hidalgo County, Texas. Reference to which instrument is here made for particulars.

k. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated April 12, 1989, by and between Investors Syndicate of the Southwest, Inc., acting herein by and through its duly authorized officers, as Lessor, and LB Industries, Inc., as Lessee, as set forth in memorandum recorded on May 31, 1989, in Volume 2763, Page 165, Official Records of Hidalgo County, Texas. Reference to which instrument is here made for particulars.

l. Terms, stipulations and conditions contained in Order and Resolution of the Board of Directors of Hidalgo County Irrigation District No.6, filed December 11, 1998 under Document Number 732570, Official Records of Hidalgo County, Texas.

m. Rights of parties in possession.


n. Visible and apparent easements on or across the property herein described.

o. Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.

Grantor, for the consideration and subject to the reservations from conveyance and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee all of Grantor's interest in the property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and 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 when the claim is by, through, or under Grantor but not otherwise, except as to the reservations from conveyance and exceptions to conveyance and warranty.

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


SANDALIO R. GARCIA


JESSICA M. GARCIA

This instrument was prepared based on information furnished by the parties, and no independent title search has been made.

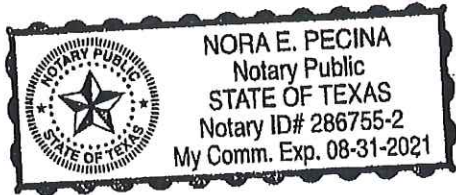
{Certificate of Acknowledgment}

STATE OF TEXAS §

COUNTY OF HIDALGO §

Before me, a notary public in and for the state of Texas, on this day personally appeared SANDALIO R. GARCIA and wife, JESSICA M. GARCIA, who proved to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the 19th day of March, 2021.



Nora E. Pecina

Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

PRESTIA & ORNELAS
P. O. Box 876
Edinburg, Texas 78540
Tel: (956) 383-6251
Fax: (956) 381-8183



Chapter 232, Texas Local Government Code

10/11/2022 9:52:23 AM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
2818 S Business Hwy 281	1900 Joe Stephens Ave. Ste. A	2401 N. Moorefield Rd.
Edinburg, Texas 78539	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

Permit No.: Permit 3-4904
Receipt No.: 026271
P8112-00-000-0004-00

GALVAN DAYANNA
10429 LA HOMA ROAD
MISSION, TX 78574
(956) 867-8026
(956) 867-8026

- [1] Contractor: SELF
- [2] Water System: Sharyland WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1200Sq.Ft.
- [5] Legal Description: PRADERA LOT 4
- [6] Location: LA HOMA AND 8 1/2 MILE
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$50000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340300D
Precinct: 3
Certification of Elevation Required: No
Setbacks: Front 50', Rear 25', Side 7', Side 7', Corner '
Special Conditions: MUST COMPLY WITH ALL REGULATIONS
AND COUNTY SETBACKS
Description: Permit 3-4904
Price: \$30.00

Total Amount.....\$30.00

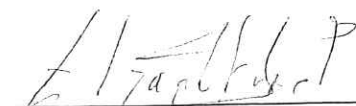
Method of Payment: Cash
Check/M.O.#:
Payment: \$30.00
Change Due: \$0.00
Application: javier.cerda
Inspector: javier.cerda
Receipt: javier.cerda


Cashier

10-11-22
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

10-11-22
Date