

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

	PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS	
	APPLICANT	APPLICATION NO.
1.	Alberto Perez & Nalda Miriam Perez	4-6134
2.	Laura N. Torres & Eric A. Torres	4-6894

COMM. COURT: JUNE 13, 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
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: 4-6134

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: Alberto Perez

Address: 22111 N Sunflower rd
Elsa, TX 78538

Phone: 956 703-6888

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 1</u>	<u>54558</u> <u>01/27/2023</u>

Water Supplier: N/A

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

Account/ESI No.: 10032789429757392
[] Temporary Pole [] Permanent Service

regarding the land described as:

Evergreen Valley Estates PH 3 Lot #124

on June 13, 2023, 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; (Date approved 3/16/07);
- 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]);
- 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 [Signature]);
- 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 [Signature]);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

[Signature]
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 06-03-15

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
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Precinct No.3 Substation
2401 N. Moorefield Rd.
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956-205-7045
956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No:

4-6134

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: Alberto Perez

Address: 22111 N Sunflower rd
Elsa, Tx, 78538

Phone: 956 703-6888

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

Evergreen Valley Estates PH3 LOT #124

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

05-24-23

Alberto Perez
Requesting Party (Signature)

12/28/22
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) 4-6134

.....
This part to be filled out by receiving county official:

Location of land verified and completed request accepted by Hidalgo County for processing on:

01-17-23
Date

[Signature]
County Official



COUNTY OF HIDALGO
PLANNING DEPARTMENT

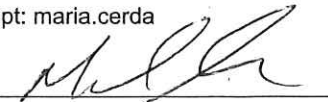
Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
1304 South 25th Street	1902 Joe Stephens Ave.	2401 N. Moorefield Rd.
Edinburg, Texas 78542	Weslaco, Texas 78596	Mission, Texas 78572
Ph: 956-318-2840	Ph: 956-968-4734	Ph: 956-205-7045
Fax: 956-318-2844	Fax: 956-973-7850	Fax: 956-205-7049

Permit No.: Permit 4-6134
Receipt No.: 024166
E8250-03-000-0124-00

PEREZ ALBERTO & NALDA MIRIAM
707 SUNCHASE ST
SAN JUAN , TX 748589
(956) 703-6888
(956) 703-6888

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 4301Sq.Ft.
- [5] Legal Description: EVERGREEN VALLEY ESTATES PH 3 LOT 124
- [6] Location: sunflower rd and mile 19
- [7] Sewage: N/A
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$250000
- [10] Flood Zone: Zone AE

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: Yes
Setbacks: Front 50', Rear 35', Side 6', Side 6', Corner '
Special Conditions: must comply with all setbacks and regulations required by the hcpd
Description: Permit 4-6134
Price: \$30.00
Total Amount.....\$30.00
Method of Payment: Cash
Check/M.O.#:
Payment: \$30
Change Due: \$0.00
Application: maria.cerda
Inspector: danny.sanchez
Receipt: maria.cerda


Cashier
Date: 06/03/22

#7160444

[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

6/3/22
Date

CLOSER VL
GF# 101749

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: June 17, 2020

Grantor: Antonio Acosta and wife, Olga Acosta

Grantor's Mailing Address:

812 E. Maurer
Pharr, Texas 78577
Hidalgo County

Grantee: Alberto Perez and Nalda Miriam Perez, husband and wife

Grantee's Mailing Address:

707 Sunchase St.
San Juan, Texas 78589
Hidalgo County

Consideration: Cash and a note of even date executed by Grantee and payable to the order of Freedom Bank in the principal amount of SEVENTY THOUSAND AND NO/100THS DOLLARS (\$70,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of Freedom Bank and by a first-lien deed of trust of even date from Grantee to Michael H. Patterson, Trustee.

Property (including any improvements):

Lot 124, EVERGREEN VALLEY ESTATES, PHASE III, Hidalgo County, Texas, according to the Plat or Map thereof recorded in Volume 52, Page 135 through 144, Map Records of Hidalgo County, Texas.

Reservations From and Exceptions to Conveyance and Warranty:

- A. Terms, conditions, covenants and provisions as set forth in that certain Agreement, dated June 30, 1946, filed for record on in the Office of the County Clerk of Hidalgo County, Texas in Volume 616, Page 1, Deed Records Hidalgo County, Texas.
- B. Right of Way granted to Hidalgo County Drainage District Number One, by Evergreen Farms, Inc. a Texas Corporation, dated September 4, 1981, filed for record on September 9, 1981 in the Office of the County Clerk of Hidalgo County, Texas in Volume 1742, Page 362, Deed Records Hidalgo County, Texas, and as shown on the Map recorded in Volume 52, Pages 135 through 144, Map Records Hidalgo County, Texas.
- C. Easements and conditions as shown on the Map recorded in Volume 52, Pages 135 through 144, Map Records Hidalgo County, Texas, including but not limited to:
 - 1) Fifteen foot (15') Easement to North Alamo Water Supply Corp., along the East side, and the Easternmost, East side.
 - 2) Electrical and Utility Easement along the West fifteen feet (15') of the East thirty feet (30').

- 3) Fifty foot (50') Minimum Building Setback Line along the front of subject property.
- 4) Thirty five foot (35') Minimum Building Setback Line along the rear of subject property.
- 5) Six foot (6') Minimum Building Setback Line along the sides of subject property.
(Greater for Easement)
- 6) No building permitted over any easements and no fill or permanent structure allowed within any swale easements.

- D. Easements, rights, rules, and regulations in favor of Delta Lake Irrigation District.
- E. Easements, or claims of easements, which are not of public record.
- F. Oil, Gas and Mineral Leases, together with all rights relative thereto, express or implied, dated September 10, 1934, recorded in Volume 3, Page 293, Oil and Gas Records, and amended in instrument dated April 19, 1935, recorded in Volume 9, Page 81, Oil and Gas Records, Hidalgo County, Texas.
- G. Oil, Gas and Mineral Leases, together with all rights relative thereto, express or implied, dated November 7, 1935, recorded In Volume 12, Page 458, Oil and Gas Records, and amended in instrument dated October 14, 1936, recorded in Volume 17, Page 321, Oil and Gas Records, Hidalgo County, Texas.
- H. Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, dated July 23, 1935, recorded In Volume 19, Page 227, Oil and Gas Records, Hidalgo County, Texas.
- I. Oil, Gas and Mineral Leases, together with all rights relative thereto, express or implied, recorded in Volume 49, Page 87, Volume 65, Page 29, Volume 33, Page 570, Volume 63, Page 229, Oil and Gas Lease Records of Hidalgo County, Texas.
- J. Memorandum of Oil and Gas Lease Option Agreement dated August 9, 1993, recorded under Clerk's File No, 344186, Official Records, Hidalgo County, Texas.
- K. Oil, Gas and Mineral Lease dated August 22, 1994, recorded under Clerk's File No. 420798; corrected by instrument dated December 5, 1996, recorded under Clerk's File No. 566816, Official Records of Hidalgo County, Texas.
- L. Oil, Gas and Mineral Leases dated August 22, 1994, recorded under Clerk's File Nos. 420799 and 420800, Official Records, Hidalgo County, Texas.
- M. Oil, Gas and Mineral Lease dated August 9, 1993, recorded under Clerk's File No. 443612, extended in instruments dated May 15, 1996, recorded under Clerk's File Nos. 530034 and 530035, amended in instruments dated July 31, 1996, recorded under Clerk's File No. 547162, and dated November 15, 1996, recorded under Clerk's File No. 565964, unitized In instrument dated June 1, 1997, recorded under Clerk's File No. 508331, and partially released in instruments dated March 12, 1995, recorded under Clerk's File No. 682035, and dated December 8, 1998, recorded under Clerk's File No. 740964, Official Records, Hidalgo County, Texas.
- N. Oil, Gas and Mineral Leases dated April 8, 1998, recorded under Clerk's File No. 672377, dated September 23, 1998, recorded under Clerk's File No. 729079, and unitized in instrument dated February 1, 1999, recorded under Clerk's File No. 751 765, Official Records, Hidalgo County, Texas.
- O. Oil, Gas and Mineral Leases dated November 15, 2000, recorded under Clerk's File No. 925396, dated August 12, 2002, recorded under Clerk's File No. 1113832, dated December 5, 2002, recorded under Clerk's File No. 1146920, dated December 6, 2002, recorded under Clerk's File No. 1148173,

end dated July 8, 2004, recorded under Clerk's File No. 1409148, Official Records, Hidalgo County, Texas.

- P. Memoranda of Oil and Gas Leases dated March 13, 2006 recorded under Clerk's File No. 1614578, and dated April 1, 2006, recorded under Clerk's File Nos. 1639728, 1539729 and 1639730, Official Records, Hidalgo County, Texas.
- Q. Reservation of all oil, gas, and other minerals, together with all rights relative thereto, express or implied, reserved to grantor in that certain deed from The Harding Foundation, Inc., a Texas Corporation to N.V. Meinrad Corporation, a Netherland Antiles Corporation, dated August 21, 1980, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 1687, Page 481, Deed Records Hidalgo County, Texas, reference to which instrument is made for all intents and purposes.
- R. Reservation of all oil, gas, and other minerals, together with all rights relative thereto, express or implied, reserved to grantor in that certain Deed from Evergreen Valley Inc., a Texas Corporation to Mario Sigala, dated March 26, 2011, filed for record on August 10, 2011, in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 2230710, reference to which instrument is made for all intents and purposes.
- S. Water rights reserved in Deed dated November 9, 2007, from Evergreen Valley Inc., a Texas corporation, to Jaime Luna, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on December 11, 2007, under Clerk's file No 1835088.
- T. Restrictions filed for record on March 8, 2007, in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 1731025, and Restrictions as shown on plat recorded in Volume 52, Page 135, through 144, Map Records of Hidalgo County, Texas, 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.
- U. Standby fees, taxes and assessments by any taxing authority for the year 2020 and subsequent years.

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.

Freedom Bank, 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. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of Freedom Bank and are transferred to Freedom Bank without recourse against Grantor.

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

Antonio Acosta
Antonio Acosta

Olga Acosta
Olga Acosta

STATE OF TEXAS)

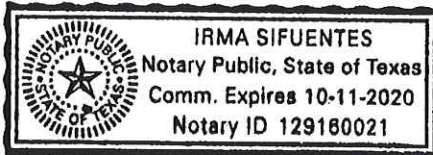
COUNTY OF HIDALGO)

This instrument was acknowledged before me on 18 June, 2020, by Antonio Acosta.

Irma Sifuentes
Notary Public, State of Texas

STATE OF TEXAS)

COUNTY OF HIDALGO)

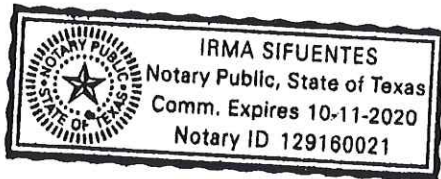


This instrument was acknowledged before me on 18 June, 2020, by Olga Acosta.

Irma Sifuentes
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

GF# 101749 YL
WINGATE LAW OFFICES, PLLC
7000 NORTH 10TH STREET
2ND FLOOR, STE. C5
MCALLEN, TEXAS 78504
(TTLEDOCS\101749-WOV\GG)



AFTER RECORDING RETURN TO:

Alberto Perez
Nalda Miriam Perez
707 Sunchase St.
San Juan, Texas 78589



PLANNING DEPARTMENT

Rev. 6-14-22

County of Hidalgo

Main Office
2818 S. Business Hwy
281
Edinburg, Texas 78539
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: 4-6894

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: Laura Torres

Address: 12900 N. Shary Road
Mission, TX 78573

Phone: 956-827-0747

Approved by Environmental Health:	Temporary Service	Final Service
<u>Rudy R</u>	<u>Rudy R</u>	<u>Rudy R</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>INSTALLED</u>	<u>INSTALLED</u>
	<u>5/26/23</u>	<u>5/26/23</u>

Water Supplier: Sharyland

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

Account/ESI No.: 1000076893
 Temporary Pole Permanent Service

regarding the land described as:
Krane Subdivision Lot 1

on June 13, 2023, 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 12/8/21);
- 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]);
- 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 Rudy R);
- 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 5-26-23);
- 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



PLANNING DEPARTMENT County of Hidalgo

Rev. 6-14-22

Main Office 2818 S. Business Hwy 281 Edinburg, Texas 78539 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
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T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-6894

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: Laura Torres

Address: 12900 N. Shary Road

Mission, TX 78573

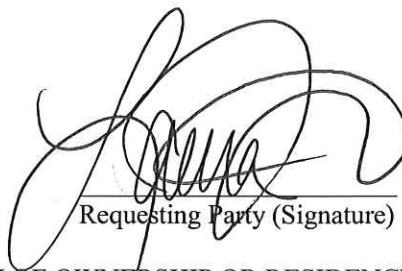
Phone: 956-827-0747

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

Krane Subdivision Lot 1

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)

05/25/2023
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- | | |
|---------------------------------------------|-------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Deed | <input type="checkbox"/> Rent Receipt |
| <input type="checkbox"/> Executory Contract | <input type="checkbox"/> Affidavit |
| <input type="checkbox"/> Lease | <input checked="" type="checkbox"/> Other (describe) <u>copy of PMH</u> |

.....
This part to be filled out by receiving county official:

Location of land verified and completed request accepted by Hidalgo County for processing on:

6/7/23
Date


County Official

GF# 947183. RG

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.

Deed of Gift

Date: December 21, 2022

Grantor: SONIA GARZA

Grantor's Mailing Address (including county): 12842 N. Shary Road
Mission, Texas 78573
Hidalgo County, Texas

Grantee: LAURA N. TORRES and ERIC A. TORRES

Grantee's Mailing Address (including county): 2130 Evaristo Lane
Edinburg, Texas 78541
Hidalgo County, Texas

Consideration: Love of, and affection for, Grantee.

Property (including any improvements):

Lot 1, KRANE SUBDIVISION, an addition to the City of McAllen, Hidalgo County, Texas, as per map or plat thereof filed on December 8, 2021, and recorded under Clerk's File No. 3289558, Official Records, and Map Records, Hidalgo County, Texas.

Reservations from Conveyance and Exceptions to Conveyance and Warranty:

Restrictive covenants recorded in Clerk's File No. 3289558, Official Records, and Map Records, Hidalgo County, Texas.

All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records whether listed herein or not.

Mineral and/or royalty grant and/or reservation in instrument(s) dated May 13, 1957, recorded in Volume 893, Page 138, Deed Records, and dated June 20, 1957, recorded in Volume 896, Page 616, Deed Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas, and Mineral Lease dated January 2, 1976, recorded in Volume 357, Page 930, Oil and Gas Records, Hidalgo County, Texas, and subsequent transfers thereof.

Memorandum of Oil and Gas Lease dated February 17, 2000, recorded under Clerk's File No. 1161677, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Memorandum of Option Agreement dated August 19, 1998, recorded under Clerk's File No. 702562, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Contractual Agreement dated February 7, 2020, recorded under Clerk's File No. 3089912, Official Records, Hidalgo County, Texas.

Highway Right of Way Easement dated December 29, 2005, recorded under Clerk's File No. 1561490, Official Records, Hidalgo County, Texas.

Highway Right of Way Easement dated December 29, 2005, recorded under Clerk's File No. 1561491, Official Records, Hidalgo County, Texas.

Highway Right of Way Easement dated January 24, 2006, recorded under Clerk's File No. 1570360, Official Records, Hidalgo County, Texas.

Right of Way Easement dated April 9, 2015, recorded under Clerk's File No. 2635448, Official Records, Hidalgo County, Texas.

Easements, rules, regulations and rights in favor of UNITED IRRIGATION DISTRICT.

15.00-foot utility easements along the North, South, West and East sides; and 15.00-foot utility easement along the Northwest corner of said lot, as shown on the map or plat thereof filed on December 8, 2021, and recorded under Clerk's File No. 3289558, Official Records, and Map Records, Hidalgo County, Texas.

Building setback lines as described under notes, as shown on the map or plat thereof filed on December 8, 2021, and recorded under Clerk's File No. 3289558, Official Records and Map Records, Hidalgo County, Texas.

Subject to any portion of the land within the limits or boundaries of any public or private roadway and/or highway and the rights of the public thereto.

Subject to any portion of the land lying within canal right-of-way.

Easements and reservations as may appear upon the recorded map and dedication of said subdivision.

Taxes for the year 2023 and subsequent years.

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.

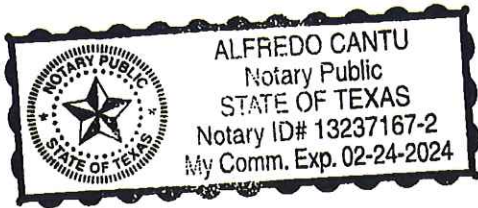
When the context requires, singular nouns and pronouns include the plural.



SONIA GARZA

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 27th of December, 2022, by SONIA GARZA.




Notary Public, State of Texas

AFTER RECORDING RETURN TO:
LAURA N. TORRES and
ERIC E. TORRES
2130 Evaristo Lane
Edinburg, Texas 78541

PREPARED BY:
LEWIS PEÑA FALCON & COOK
Attorneys At Law
3111 W. Freddy Gonzalez Drive
Edinburg, Texas 78539
GF#: 947183; RG:lc