

PLANNING DEPT. PCT 3 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	MARTIN GARCIA	3-5872
2.		
3.		
4.		
5.		
6.		
7.		
	COMM. COURT: NOVEMBER 14, 2023	



PLANNING DEPARTMENT

Rev. 7-24-23

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

Anthony Uresti
Assistant Director

Application No: 3-5872

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: Martin A. Garcia
Address: 2207 ELEY TRAIL
CIR Mission, Texas
78574
Phone: 956-432-1688

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	<u>Rudolph</u>
Inspection/Permit No: _____	Authorized Signature	Authorized Signature
Date Approved: _____	<u>1 1</u>	<u>J. Cantu</u>
		<u>11 13 122</u>

Water Supplier: Sharyland Water Supply
Utility Provider: [] M.V.E.C. [X] AEP
Account/ESI No.: 10032789465154994
[] Temporary Pole [X] Permanent Service

regarding the land described as: MOOREFIELD Grove ESTATES #2 LOT 5

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 9/2/1997);
 - Yes A plat has been reviewed and approved by the Commissioners Court; (verified by Roy Cantu);
 - 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 Rudolph);
 - 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 11-3-23);
 - 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 Rudolph);
 - Yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by 11-3-23);

Roy Cantu Planning Department Authorized Signature _____ Hidalgo County Judge _____ Date

ATTEST: _____
Hidalgo County Clerk _____ Date



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Precinct 1 2(3)4

Anthony Uresti
Assistant Director

Application No: 3-5872

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: Martin A. Garcia

Address: 2207 ELFV Trail Cir
Mission, Texas, 78574

Phone: 956-432-1688

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

Moorefield Grove Estates #2 LOTS

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Martin Garcia
Requesting Party (Signature)

09/27/2023
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:

11/3/2023
Date

Jay Carter
County Official

Special Warranty Deed

2372226

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.

Date: January 9, 2013

Grantors: MARTIN ALFONSO GARCIA and NIDIA MORRIS GARCIA

Grantor's Mailing Address:

5928 N. Moorefield
Mission, Texas 78574
Hidalgo County

Grantees: ASHLEY GARCIA, MARTIN GARCIA, JR. and RUBY GARCIA

Grantee's Mailing Address:

5928 N. Moorefield
Mission, Texas 78574
Hidalgo County

Consideration:

The division of property in Cause No. F-3601-12-5, styled "In the Matter of the Marriage of Martin Alfonso Garcia and Nidia Garcia and in the Interest of Ashley Garcia, Martin Garcia, Jr. and Ruby Garcia, children," entered in County Court at Law Number 5 of HIDALGO County, Texas, and ten dollars and other valuable consideration paid by Grantee, and Grantee's assumption of the unpaid principal and earned interest on the note in the original principal sum of Thirteen Thousand Five Hundred dollars (\$13,500.00) dated September 2, 1997, executed by MARTIN ALFONSO GARCIA and NIDIA GARCIA, recorded in recording document number 630744, of the official public records of real property of Hidalgo County, Texas. Grantee agrees to indemnify and hold Grantor harmless from payment of the note and from performance of Grantor's obligations

specified in the instruments securing payment of the note. Grantor assigns to Grantee the casualty insurance policy on the property, all utility deposits for utility service at the property, and all funds held in escrow for payment of taxes and insurance premiums.

Property (including any improvements):

Lot #5, Moorefield Gove Estates #2, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 32, PAGE 153B, MAP RECORDS OF HIDALGO COUNTY, TEXAS THE FOLLOWING SPECIAL RESTRICTIVE COVENANT SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON THE GRANTEES, THEIR HEIRS AND ASSIGNS: ONLY ONE HOME OR MOBILE HOME MAY BE SITUATED ON EACH LOT.

Reservations from Conveyance and Exceptions to Conveyance and Warranty:

SAVE & EXCEPT all oil, gas, and other minerals not previously reserved;

SUBJECT TO lien in favor of U.S. SMALL BUSINESS ADMINISTRATION AS DOCUMENT #506760 in the Official Records of Hidalgo County, Texas;

SUBJECT TO the prior reservations of all oil, gas and other minerals;

SUBJECT TO oil, gas and mineral leases of record;

SUBJECT TO easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded instruments, other than liens and conveyances that affect the property; taxes for the current year, the payment of which Grantee assumes.

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.

Grantee assumes all ad valorem taxes due on the property for the current year.

Martin Alfonso Garcia
MARTIN ALFONSO GARCIA

Nidia Garcia
NIDIA GARCIA

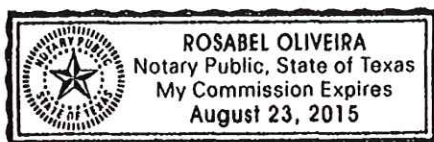
This instrument was prepared based on information furnished by the parties, and no independent title search has been made.

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on January 9, 2013 by
MARTIN ALFONSO GARCIA.

Rosabel Oliveira
Notary Public, State of Texas



STATE OF TEXAS

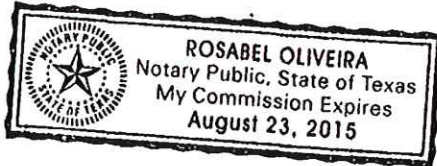
§

COUNTY OF HIDALGO

§

This instrument was acknowledged before me on January 9, 2013 by

MARTIN ALFONSO GARCIA.




Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

FLORES & TORRES, L.L.P.
118 E. Cano St.
Edinburg, Texas 78539
Tel: (956) 287-9191
Fax: (956) 287-9190

AFTER RECORDING RETURN TO:

MARTIN ALFONSO GARCIA and
NIDIA GARCIA
5928 N. Moorefield
Mission, Texas, Texas 78574



Chapter 232, Texas Local Government Code

9/15/2023 11:49:53 AM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

Permit No.: Permit 3-5872

Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
2818 S Business Hwy 281 Edinburg, Texas 78539 Ph: 956-318-2840 Fax: 956-318-2844	1900 Joe Stephens Ave. Ste. A Weslaco, Texas 78596 Ph: 956-968-4734 Fax: 956-973-7850	2401 N. Moorefield Rd. Mission, Texas 78572 Ph: 956-205-7045 Fax: 956-205-7049

Receipt No.: 031516
M6255-02-000-0005-00

GARCIA ASHLEY ET AL
5928 N MOOREFIELD RD
MISSION, TX 78574
(956) 458-7791
(956) 432-1688

- [1] Contractor: SELF
- [2] Water System: Sharyland WSC
- [3] Class of Work: 29 Residential, move in or relocated building
- [4] Size of Structure: 999Sq.Ft.
- [5] Legal Description: MOOREFIELD GROVE ESTATES #2 LOT 5
- [6] Location: MOOREFIELD RD AND 5 MILE LINE
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$10000
- [10] Flood Zone: Zone AE (Shaded)

Community Panel Number: 4803340290D
Precinct: 3
Certification of Elevation Required: No
Setbacks: Front 30', Rear 20', Side 10', Side 10', Corner '
Special Conditions: MUST COMPLY WITH HCPD SETBACKS
RULES AND REGULATIONS
Description: Permit 3-5872
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$30.00
Change Due: \$0.00
Application: roy.cantu
Inspector: peter.hernandez
Receipt: roy.cantu

Roy Cantu
Cashier
9/15/2023
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.

Marcia Salki
Signature of Owner or Applicant

9/15/23
Date