



OFFICE OF THE COUNTY JUDGE
County of Hidalgo

RICHARD F. CORTEZ
County Judge

CERTIFICATES OF PLAT APPROVALS – CONSENT AGENDA

"In remembrance of those before us."

COMMISSIONERS COURT AGENDA FOR August 18, 2020

Approval of the following Certificates:

- Certificates of Plat & Utility Status under Local Government Code Section 232.028 (b)
- Certificates of Residence Construction under Local Government Code Section 232.029 (c)
- Certificates of Water Service Availability under Local Government Code Section (c) (2)

CERTIFICATES OF PLAT & UTILITY STATUS	<u>2</u>
CERTIFICATES OF RESIDENCE CONSTRUCTION	<u>0</u>
CERTIFICATES OF WATER SERVICE AVAILABILITY	<u>1</u>
TOTAL CERTIFICATES	<u>3</u>



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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-3503

HIDALGO COUNTY CERTIFICATE OF WATER SERVICE AVAILABILITY UNDER TEXAS LOCAL GOVT. CODE SECTION 232.029(c)(2)

Upon the application of:

Name: Angelie C Garcia

Address: 211 S. 86th St.
San Carlos, Tx

Phone: 956-330-2224

Approved by Environmental Health:	Temporary Service <u>/ /</u>	Final Service <u>MRameri</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature <u>existing sewer</u>
Date Approved:		<u>08/05/20</u>

Water Supplier: North Alamo Water Supply

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

Account/ESI No.: 10032789464728544
 Temporary Pole Permanent Service

who is the person requesting utility service to subdivided land ("land") described as follows:

owner lot # 9 Colonia Tejana

[Insert the lot and block number in recorded subdivision, address, or description in deed, etc]

and who has submitted to the court an affidavit as required by Local Govt. Code Sec. 232.029 (f), on August 18, 2020 the Hidalgo County Commissioners Court approved the issuance of this certificate stating as follows (strike through the statement that does not apply)

The land was not subdivided after September 1, 1995, and water service is available within 750 feet of the land.

-OR-

~~The land was not subdivided after September 1, 1995, and water service is available more than 750 feet from the subdivided land and the extension of water service to the land may be feasible, subject to a final determination by the water service provider.~~

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date

APPROVED BY
COMMISSIONERS' COURT
ON: 8/18/20



PLANNING DEPARTMENT

Rev. 05-18-20

County of Hidalgo

Main Office 1304 South 25 th 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
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T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-3503

**AFFIDAVIT
TO APPLY TO THE COUNTY OF HIDALGO
FOR CERTIFICATE OF WATER SERVICE AVAILABILITY
UNDER TEXAS LOCAL GOVT. CODE SECTION 232.029(c)(2)**

[Note: To be eligible, the land must not have been subdivided after September 1, 1995.]

THE STATE OF TEXAS §
COUNTY OF HIDALGO §

BEFORE ME, the undersigned authority, on this day personally appeared

Anayelie Carina Garcia

Known to me [or proved to me in the oath of _____ or through Texas I.D. (description of federal or state government ID card with photograph and signature)], who swore on oath that the following two statements are true:

1. "I am requesting utility service to the following described land:

211 S. 86th St., San Carlos, Texas
Colonia Tejana lot #9

[Insert the lot and block number in recorded subdivision, address, or description in deed, etc]

2. "The land described above has been sold or conveyed to me."

AND [strike through the statement below that does not apply]

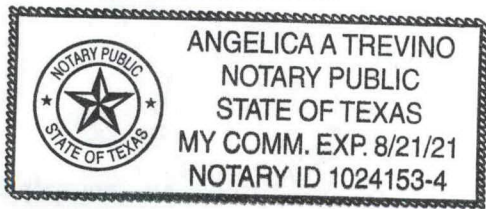
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-OR-

3B. "The land was on August 31, 1999, located in the extraterritorial jurisdiction of a municipality as determined by Local Govt. Code Chapter 42; and the land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1999."

Anayelie Garcia (Signature)

SUBSCRIBED AND SWORN TO before me on August 4, 2020, to certify which, witnesses my hand and seal of office.



Angelica A Trevino
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



Chapter 232, Texas Local Government Code

7/29/2020 2:08:26 PM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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Ph: 956-205-7045
Fax: 956-205-7049

Permit No.: Permit 4-3503
Receipt No.: 013492
C7730-00-000-0009-00

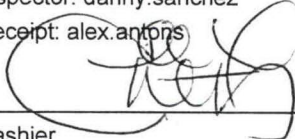
GARCIA ANAYELIE CARINA
4806 MOCKINGBIRD LANE
EDINBURG , TX 78542
(956) 330-2224
(956) 330-2224

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1144Sq.Ft.
- [5] Legal Description: COLONIA TEJANA LOT 9
- [6] Location: tex-mex and valverde
- [7] Sewage: North Alamo WSC
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$23000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 25', Rear 20', Side 6', Side 6', Corner '
Special Conditions: must comply with all setbacks and regulations required by the hcpd
Description: Permit 4-3503
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$30.00
Change Due: \$0.00
Application: alex.antons
Inspector: danny.sanchez
Receipt: alex.antons




Cashier

7/29/20
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

7/29/20
Date

QUITCLAIM DEED

STATE OF TEXAS
COUNTY OF HIDALGO


JOSE ORTIZ [name(s)]
of grantor(s), of HIDALGO County, Texas, for and in consideration of the sum of \$26500.00
~~NINE THOUSAND FIVE HUNDRED~~ ^{Twenty Six Thousand Five hundred} paid by the Grantee(s) named in this deed, the receipt of which is
hereby acknowledged, HAS [has/have] quitclaimed, and by this instrument does
quitclaim, to ANAYELIE CARINA GARCIA TX ID [REDACTED] A/a.
[name(s) of grantee(s)], of HIDALGO County, Texas, all of HIS [his/her/their]
right, title and interest in and to the real property situated in HIDALGO County,
Texas, and described as:

[Insert legal description/address of property.]

LOT 9, COLONIA TEJANA, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT
THEREOF RECORDED IN VOLUME 22 PAGE 114, MAP RECORDS OF HIDALGO, COUNTY,
TEXAS

Grantor(s) grants, to have and to hold, all of the Grantor's rights, title, and interest in
and to the above described property and premises to the Grantee(s), and to HIS
[his/her/their] heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal
representatives, or assigns shall have, claim, or demand any right or title to the property,
premises, or appurtenances, or any part thereof.

EXECUTED on APRIL 20TH 2020 [date].


[Signature of Grantor One]
JOSE ORTIZ
[Typed or printed name]

[Signature of Grantor Two]

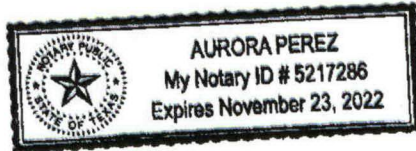
[Typed or printed name]

Name & Address of Grantee(s):
ANAYELIE CARINA GARCIA
4806 MOCKINGBIRD LN
EDINBURG, TX. 78542

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned authority, on this day personally appeared
JOSE ORTIZ [name(s) of grantor(s)]
known to me to be the person(s) whose name(s) IS [is/are] subscribed to the foregoing
instrument, and acknowledged to me that HE [he/she/they] executed the same for the
purposes and consideration therein expressed.

This instrument was acknowledged before me on APRIL 20TH 2020 [date] by
JOSE ORTIZ [name(s) of grantor(s)].



[Handwritten Signature]

[Signature of Notary Public]

Aurora Perez

[Typed or printed name]

Notary Public in and for the State of Texas

My commission expires: 11-23-2022



PLANNING DEPARTMENT

Rev. 05-18-20

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Precinct No.3 Substation
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Mission, TX 78572
956-205-7045
956-205-7049

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 1-2899

HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

3-18-2020

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Name: Imier River

Approved by Environmental Health:	Temporary Service	Final Service
	<u>R.P.G.</u>	
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>08/07/2020</u>	<u>/ /</u>

Address: 2216 Cedro Dr.
San Juan, TX
78589

Water Supplier: North Alamo Water

Phone: (956) 343-3344

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

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

regarding the land described as: Citrus Tree Sub. Lot 2

on Aug. 18, 2020, 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 6-19-06);
- 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 R.P.G.);
- 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 R.P.G.);
- 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 R.P.G.);
- 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

Richard F. Carter
Hidalgo County Judge

8/18/20
Date

ATTEST: [Signature]
Hidalgo County Clerk

8/19/20
Date

APPROVED BY
COMMISSIONERS COURT
8/19/20



PLANNING DEPARTMENT

County of Hidalgo

Rev. 05-18-20

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Edinburg, Texas 78542
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956-318-2844

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T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4
1-2899

Application No: _____

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: Omar Rios
Address: 2216 Cedro Dr.
San Juan, TX 78589
Phone: (956) 343-3344

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

Citrus tree lot 2

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Omar Rios
Requesting Party (Signature)

8/7/2020
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:

8/7/20
Date

[Signature]
County Official

General Warranty Deed

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: May 10, 2017

Grantor: 1) JORGE OVIEDO joined herein proforma by my wife, LAURA CATALINA OVIEDO; and 2) OSCAR OVIEDO, JR. joined herein proforma by my wife, LEIDI MARTINEZ

Grantor's Mailing Address: 1) 415 E. Upas Ave., Apt. 2 McAllen, Texas 78501 Hidalgo County 2) 1104 Foster St. San Juan, Texas 78589 Hidalgo County

Grantee: OMAR I. RIOS, a single person

Grantee's Mailing Address: 2216 Cedro Drive San Juan, Texas 78589 Hidalgo County

Consideration: TEN AND NO/100THS DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged

Property (including any improvements):

Lot 2, CITRUS TREE SUBDIVISION, an Addition to the City of Alamo, Hidalgo County, Texas, according to the Plat or Map thereof recorded in Volume 50, Page 167, Map Records of Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:
Subject To:

Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas on August 1, 2006, under Clerk's File No. 1646029 and Correction filed for record in the Office of the County Clerk of Hidalgo County, Texas, on January 19, 2012, under Clerk's File No. 2273671, and Restrictions as shown on plat recorded in Volume 50, Page 167, Map Records of Hidalgo County, Texas.

Easement granted by to Hidalgo County, Texas, by instrument dated February 10, 1956, recorded in Volume 854, Page 227, Deed Records of Hidalgo County, Texas.

Easements for roadway and canal rights-of-way as reserved in Deed dated January 14, 1920, recorded in Volume 525, Page 142, Deed Records of Hidalgo County, Texas.

Right-of-Way Easement granted by Roy A. Blacklaws and wife, Marjorie M. Blacklaws to North Alamo Water Supply Corporation, by instrument dated May 12, 2005, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on May 12, 2005, under Clerk's File No. 1470898.

A twenty foot (20') Drainage Swale Easement along the East side of subject property as shown on plat recorded in Volume 50, Page 167, Map Records of Hidalgo County, Texas.

A fifteen foot (15') Exclusive Easement to North Alamo Water Supply Corporation along the West side of subject property as shown on plat recorded in Volume 50, Page 167, Map Records of Hidalgo County, Texas.

Utility Easement along the East fifteen feet (15') of the West thirty feet (30') of subject property as shown on plat recorded in Volume 50, Page 167, Map Records of Hidalgo County, Texas.

Easements and conditions as shown on the Map recorded in Volume 50, Page 167, Map Records of Hidalgo County, Texas.

Easements, rights, rules, and regulations in favor of Hidalgo County Irrigation District No. 2.

Easements, or claims of easements, which are not of public record.

Minimum Setback Lines as shown on plat recorded in Volume 50, Page 167, Map Records of Hidalgo County, Texas.

Oil and Gas Lease dated August 4, 1978, recorded in Volume 376, Page 235, Oil and Gas Records of Hidalgo County, Texas.

Oil and Gas Lease dated March 12, 1999, from The Blacklaws Family Revocable Trust, Roy A. Blacklaws and Marjorie M. Blacklaws, Trustees to Jamex, Inc. filed for record in the Office of the County Clerk of Hidalgo County, Texas, on April 13, 1999, under Clerk's File No. 764579.

An undivided 3/4th interest of all oil, gas, and other minerals reserved in Deed dated May 19, 1958, recorded in Volume 917, Page 467, Deed Records of Hidalgo County, Texas.

All rights, titles and interests in and to all portions of the proposed insured land lying within a drainage ditch, drainage pipe, drainage line, a canal or an irrigation line as may be claimed in fee by Hidalgo County Irrigation District No. 2.

All ad valorem taxes for the year 2017 and all 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.

For the same Consideration, Grantor hereby grants, sells, conveys, assigns and delivers to Grantee, without covenant or warranty express or implied (whether under Section 5.023 of the Texas Property Code or otherwise), all right, title and interest, if any, of Grantor, as owner of the Property but not as owner of any other Property in and to (i) strips or gores, if any, between the Property and abutting properties, (ii) any land lying in or under the bed of any street, alley, road or right-of-way, opened or proposed, abutting or adjacent to the Property, (iii) any leases and rental agreements (whether written or verbal) that grant a possessory interest in or that otherwise grant rights with regard to the use of all or any portion of the Property, and (iv) any easements, rights of way, rights of ingress and egress or other interests in, on or to, any land, highway, street, road or avenue, open or proposed, in, on, across from, in front of, abutting, adjoining or otherwise appurtenant to the Property, as well as all other rights, privileges and appurtenances owned by Grantor and in any way related to the Property and other rights and interests of Grantor hereunder conveyed.

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

Jorge Oviedo
JORGE OVIEDO

Laura Catalina Oviedo
LAURA CATALINA OVIEDO

Oscar Oviedo, Jr.
OSCAR OVIEDO, JR.

LEIDI MARTINEZ

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 12th day of May, 2017, by
JORGE OVIEDO.

(SEAL)



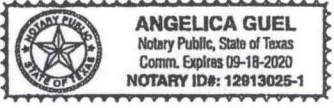
Angelica Guel
Notary Public, State of Texas

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 12th day of May, 2017, by
LAURA CATALINA OVIEDO.

(SEAL)



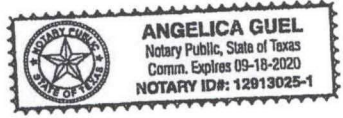
Angelica Guel
Notary Public, State of Texas

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 12th day of May, 2017, by
OSCAR OVIEDO, JR.

(SEAL)



Angelica Guel
Notary Public, State of Texas



Chapter 232, Texas Local Government Code

3/18/2020 8:51:06 AM

COUNTY OF HIDALGO

PLANNING DEPARTMENT

Permit No.: Permit 1-2899

Receipt No.: 011363

C5351-00-000-0002-00

Main Office
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RIOS OMAR I
2216 CEDRO DR
SAN JUAN , TX 78589
(956) 343-3344
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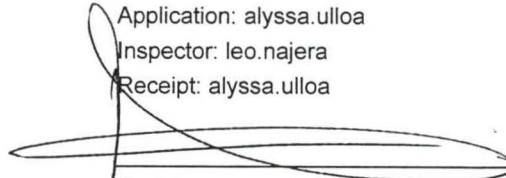
- [1] Contractor: self
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2964Sq.Ft.
- [5] Legal Description: CITRUS TREE LOT 2
- [6] Location: eldora & alamo
- [7] Sewage: N/A
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$70000
- [10] Flood Zone: Zone B

Community Panel Number: 4803340425C
Precinct: 1
Certification of Elevation Required: No
Setbacks: Front 60', Rear 20', Side 6', Side 6', Corner '
Special Conditions: must comply with all county setbacks & regulations
Description: Permit 1-2899
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Check
Check/M.O.#: 1875
Payment: \$30.00
Change Due: \$0.00

Application: alyssa.ulloa
Inspector: leo.najera
Receipt: alyssa.ulloa


Cashier

3/18/20
Date

Property # 704925

[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

3/18/2020
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
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: 1-3387

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: Alicia Hernandez

Address: PO Box 1114
Alamo, TX 78516

Phone: 956-472-3692 / 956-342-7826

Approved by Environmental Health:	Temporary Service	Final Service
<u>Penny Seaton</u> Authorized Signature	<u>[Signature]</u> Authorized Signature	<u>[Signature]</u> Authorized Signature
Inspection/Permit No: <u>15411</u>		
Date Approved: <u>2/24/20</u>		

Water Supplier: NAWS

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

Account/ESI No.: N/A

Temporary Pole Permanent Service

regarding the land described as:

ALVE SUR LOT 25

on Aug. 18, 2020, 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 10-31-96);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

[Signature]
Planning Department Authorized Signature

[Signature]
Hidalgo County Judge

8/18/20
Date

ATTEST:

[Signature]
Hidalgo County Clerk

8/19/20
Date

APPROVAL BY
COMMISSIONERS COURT
ON: 8/18/20



PLANNING DEPARTMENT

Rev. 06-03-15

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956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 1-3387

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: Alicia Corpea
Address: P.O. Box 754
Edinburg TX 78540
Phone: (956) 472-3692

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

Ave lot 25

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Alicia
Requesting Party (Signature)

8/10/2020
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:

8/10/20
Date

[Signature]
County Official

CHARGE SIERRA TITLE
STG/mw GF#3139372

2122636

2122636
7.23-10
7.26-10

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.

General Warranty Deed

Date: July 23, 2010

Grantor: INOCENCIO RODRIGUEZ and wife, MELINDA RODRIGUEZ

Grantor's Mailing Address: Rt. 4 Box 739
Angleton, Texas 77515
Brazoria County

Grantee: ALICIA HERNANDEZ, a single person

Grantee's Mailing Address: P.O. Box 1114
Alamo, Texas 78516
Hidalgo County

Consideration: TEN AND NO/100THS DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged

Property (including any improvements):
Lot 25, ALVE SUBDIVISION, an Addition to the City of Donna Hidalgo County, Texas, according to map thereof recorded in Volume 31, Page 168A, Map Records of Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:
Subject To:

Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas, on July 15, 1999, under Clerk's File No. 791401, and as set out in Volume 31, Page 168A, Map Records of Hidalgo County, Texas.

Right-of-Way Easement granted to Hidalgo County, by instruments recorded in Volume 655, Page 411, and in Volume 1001, Page 589 both Deed Records of Hidalgo County, Texas. ✓

Right-of-Way Easement granted by George E. Contreras to North Alamo Water Supply Corp., by instrument dated May 2, 1978 recorded in Volume 1569, Page 743, Deed Records of Hidalgo County, Texas. ✓

A ten foot (10') Utility Easement along the East side of subject property as shown on plat recorded in Volume 31, Page 168A, Map Records of Hidalgo County, Texas. ✓

A Utility Easement to North Alamo Water Supply Corporation along the East fifteen feet (15') of the West thirty five (35') of subject property as shown on plat recorded in Volume 31, Page 168A, Map Records of Hidalgo County, Texas. ✓

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

Easements, or claims of easements, which are not of public record.

A twenty five foot (25') Minimum Setback Line along the front of said property as shown on plat recorded in Volume 31, Page 168A, Map Records of Hidalgo County, Texas. ✓

A six foot (6') Minimum Setback Line (or 10% of Lot depth) along the sides of said property as shown on plat recorded in Volume 31, Page 168A, Map Records of Hidalgo County, Texas. ✓

A twenty five foot (25') Minimum Setback Line along the rear of said property as shown on plat recorded in Volume 31, Page 168A, Map Records of Hidalgo County, Texas. ✓

Oil and Gas Lease in favor of Union Producing Co. recorded in Volume 114, Page 13, and Volume 191, Page 100, Oil and Gas Lease Records of Hidalgo County, Texas. ✓

All rights, titles and interests in and to all portions of the subject property lying within a drainage ditch, drainage pipe, drainage line, a canal or an irrigation line as may be claimed in fee by Hidalgo County Irrigation District No. 1.

No building permitted over any easements and no fill or permanent structures allowed or any swale easement as shown by plat recorded in Volume 31, Page 168A, Map Records of Hidalgo County, Texas.

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.

All ad valorem taxes for the year 2010 and all subsequent years.

Grantor, for the Consideration and subject to the Reservations from and 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 and Exceptions to Conveyance and Warranty.

For the same Consideration, Grantor hereby grants, sells, conveys, assigns and delivers to Grantee, without covenant or warranty express or implied (whether under Section 5.023 of the Texas Property Code or otherwise), all right, title and interest, if any, of Grantor, as owner of the Property but not as owner of any other Property in and to (i) strips or gores, if any, between the Property and abutting properties, (ii) any land lying in or under the bed of any street, alley, road or right-of-way, opened or proposed, abutting or adjacent to the Property, (iii) any leases and rental agreements (whether written or verbal) that grant a possessory interest in or that otherwise grant rights with regard to the use of all or any portion of the Property, and (iv) any easements, rights of way, rights of ingress and egress or other interests in, on or to, any land, highway, street, road or avenue, open or proposed, in, on, across from, in front of, abutting, adjoining or otherwise appurtenant to the Property, as well as all other rights, privileges and appurtenances owned by Grantor and in any way related to the Property and other rights and interests of Grantor hereunder conveyed.

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

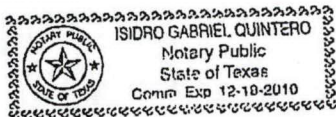

INOCENCIO RODRIGUEZ

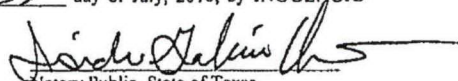

MELINDA RODRIGUEZ

(Acknowledgment)

STATE OF TEXAS
COUNTY OF Hidalgo

This instrument was acknowledged before me on the 23 day of July, 2010, by INOCENCIO RODRIGUEZ.

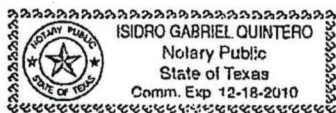



Notary Public, State of Texas

(Acknowledgment)

STATE OF TEXAS
COUNTY OF Hidalgo

This instrument was acknowledged before me on the 23 day of July, 2010, by MELINDA RODRIGUEZ.




Notary Public, State of Texas

AFTER RECORDING RETURN TO:
ALICIA HERNANDEZ
P.O. Box 1114
Alamo, Texas 78516

PREPARED IN THE LAW OFFICE OF:
JOHN ROBERT KING
3409 N. 10th, Suite 100
McAllen, Texas 78501
File No.: GF#3139372;MW/la



Chapter 232, Texas Local Government Code

7/30/2020 3:10:37 PM

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 1-3387
Receipt No.: 013520
A4120-00-000-0025-00


HERNANDEZ ALICIA
PO BOX 1114
ALAMO, TX 78516
(956) 472-3692
(956) 342-7826

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2737Sq.Ft.
- [5] Legal Description: ALVE LOT 25
- [6] Location: Valverde & Roosevelt
- [7] Sewage: N/A
- [8] Construction Type: Block
- [9] Est. Cost of Construction: \$214300
- [10] Flood Zone: Zone C

Community Panel Number: 4803340425C
Precinct: 1
Certification of Elevation Required: No
Setbacks: Front 50', Rear 15', Side 6', Side 6', Corner '
Special Conditions: must comply with all county setbacks and regulations
Description: Permit 1-3387
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Check
Check/M.O.#: 1786
Payment: \$30.00
Change Due: \$0.00
Application: alyssa.ulloa
Inspector: gilbert.mata
Receipt: alyssa.ulloa


Cashier

7/30/20
Date

[NOTICE]

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Signature of Owner or Applicant

7-30-20
Date