



RICHARD F. CORTEZ  
County Judge

# OFFICE OF THE COUNTY JUDGE County of Hidalgo

## CERTIFICATES OF PLAT APPROVALS – CONSENT AGENDA

### COMMISSIONERS COURT AGENDA FOR August 22, 2023

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>1</u>
CERTIFICATES OF RESIDENCE CONSTRUCTION	<u>0</u>
CERTIFICATES OF WATER SERVICE AVAILABILITY	<u>0</u>
<b>TOTAL CERTIFICATES</b>	

<b>PLANNING DEPT. PCT 3 CERTIFICATE OF PLAT &amp; UTILITY STATUS</b>		
	<b>APPLICANT</b>	<b>APPLICATION NO.</b>
1.	ROSA GARCIA	3-5736
2.		
3.		
4.		
5.		
6.		
7.		
	COMM. COURT: AUGUST 22, 2023	



# 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: 3-5736

7/21/23

### 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: Rosa Garcia

Address: 3002 Mile 6 1/2  
North  
MISSION TX 78574

Phone: 956 780-2699

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	<u>Randy R</u> Authorized Signature
Date Approved:	<u>/ /</u>	<u>EXSTAS</u> <u>8/3/23</u>

Water Supplier: Sharyland WSC

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

Account/ESI No.: 1003278 9420529141  
[ ] Temporary Pole [x] Permanent Service

regarding the land described as:

La Homa Trace Lot 43

on August 22, 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 10/22/96);
- 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);

Joy Carter  
Planning Department Authorized Signature

Richard F Carter 8/22/23  
Hidalgo County Judge Date

ATTEST: Antonina Benavides 8/24/23  
Hidalgo County Clerk Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 8/22/23



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T.J. Arredondo, CFM  
Director of Planning

Application No: 3-5736  
7/21/23

### 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: Rosa Garcia

Address: 3002 Mile 6 1/2 North

Mission Tx 78574

Phone: 956 780-2699

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

La Homa Trace Lot 43

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

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

Rosa Garcia  
Requesting Party (Signature)

7-25-23  
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:

7/25/2023  
Date

[Signature]  
County Official

Charge To: VLTC

CF# 173302

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

Date: June 24, 2021

Grantor: DANIELA HINOJOSA, a single person

Grantor's Mailing Address: 3208 Bailey St.  
Mission, Texas 78574

Grantee: ALEJANDRO DURAN and ROSA GARCIA, both single people

Grantee's Mailing Address: 3401 Marienela St.  
Mission, Texas 78574

Consideration: TEN AND NO/100THS DOLLARS (\$10.00) and other good and valuable consideration.

**Property (including any improvements):**

All of Lot 43, LA HOMA TRACE, an Addition to the City of Mission, Hidalgo County, according to the amended map recorded in Volume 31, Page 154, Map Record in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

**Reservations from and Exceptions to Conveyance and Warranty:**

SUBJECT TO all oil, gas, and minerals and/or royalty reservations of record;  
SUBJECT TO all valid oil, gas and minerals leases of record;  
SUBJECT TO restrictive covenants of record and restrictive covenants dated August 8, 1996, filed August 8, 1996 under Document Number 542531, Official Records and Volume 31, Page 154, Map Records of Hidalgo County, Texas, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons;  
SUBJECT TO Statutory easements, rules, regulations and rights in favor of Hidalgo County Irrigation District No. 6;  
SUBJECT TO Minimum floor elevations, setback lines, easements and restrictions as shown on the Amended map of La Homa Trace, recorded in Volume 31, Page 154, Map Records of Hidalgo County, Texas;  
SUBJECT TO Right of way easement in favor of Central Power and Light Company as shown by instrument dated May 23, 1959, recorded June 27, 1959 in Volume 950, Page 136 and dated May 5, 1959, recorded June 5, 1959 in Volume 948, Page 170, Deed Records of Hidalgo County, Texas;  
SUBJECT TO Water Service Agreement in favor of Sharyland Water Supply Corporation as shown by instrument dated September 12, 1996, filed September 13, 1996 under Document Number 550446, Official Records of Hidalgo County, Texas;  
SUBJECT TO Terms, stipulations and conditions contained in instrument executed by Hidalgo County Irrigation District No.6, dated December 5, 1996, filed December 10, 1996 under Document Number 567014, Official Records of Hidalgo County, Texas;  
SUBJECT TO Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway;  
SUBJECT TO taxes for the year 2021 and subsequent years, payment of which are expressly assumed by the Grantees herein.

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 wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

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

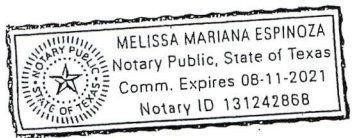
Daniela Hinojosa  
DANIELA HINOJOSA

(ACKNOWLEDGMENT)

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 24<sup>th</sup> day of June, 2021, by DANIELA HINOJOSA.



Melissa Espinoza  
NOTARY PUBLIC, STATE OF TEXAS  
PRINTED NAME OF NOTARY  
08-11-2021  
MY COMMISSION EXPIRES

**PREPARED IN THE LAW OFFICE OF:**  
LOUIS C. BROWN  
ATTORNEY AT LAW  
1207 CONWAY  
MISSION, TX 78572  
(956) 585-4864

**AFTER RECORDING RETURN TO:**  
LOUIS C. BROWN  
ATTORNEY AT LAW  
1207 CONWAY  
MISSION, TX 78572  
FILE NO.: 04-21-22596



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

7/21/2023 1:46:55 PM

<b>Main Office</b>	<b>Precinct No. 1 Substation</b>	<b>Precinct No. 3 Substation</b>
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

Permit No.: Permit 3-5736  
 Receipt No.: 030643  
 L1170-00-000-0043-00

DURAN ALEJANDRO & ROSA GARCIA  
 3002 MILE 6 1/2 MILE NORTH  
 MISSION, TX 78574  
 (956) 780-2699  
 (956) 780-2699

- [1] Contractor: SELF
- [2] Water System: Sharyland WSC
- [3] Class of Work: 44 Mobile homes
- [4] Size of Structure: 240Sq.Ft.
- [5] Legal Description: LA HOMA TRACE LOT 43 - AMENDED
- [6] Location: LA HOMA RD AND 6 1/2 MILE
- [7] Sewage: N/A
- [8] Construction Type: Metal
- [9] Est. Cost of Construction: \$3500
- [10] Flood Zone: Zone X

Community Panel Number: 4803340290D  
 Precinct: 3  
 Certification of Elevation Required: No  
 Setbacks: Front 50', Rear 35', Side 10', Side 10', Corner'  
 Special Conditions: **MUST COMPLY WALL COUNTY SETBACK AND REGULATIONS**  
 Description: Permit 3-5736  
 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: roy.cantu  
 Receipt: roy.cantu

*Roy Cantu*  
 \_\_\_\_\_  
 Cashier

*7/21/2023*  
 \_\_\_\_\_  
 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.

*Rosa Garcia*  
 \_\_\_\_\_  
 Signature of Owner or Applicant

*7-21-23*  
 \_\_\_\_\_  
 Date