



RICHARD F. CORTEZ

County Judge

OFFICE OF THE COUNTY JUDGE

County of Hidalgo

CERTIFICATES OF PLAT APPROVALS – CONSENT AGENDA

COMMISSIONERS COURT AGENDA FOR March 19, 2024

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>3</u>
CERTIFICATES OF RESIDENCE CONSTRUCTION	<u>0</u>
CERTIFICATES OF WATER SERVICE AVAILABILITY	<u>2</u>
TOTAL CERTIFICATES	<u>5</u>

	PLANNING DEPT. PCTS 1 CERTIFICATE OF PLAT & UTILITY STATUS	
	APPLICANT	APPLICATION NO.
1.	ROCIO LOPEZ	1-8663
2.		
	COMM. COURT: MARCH 19, 2024	



PLANNING DEPARTMENT

Rev. 12-21-23

County of Hidalgo

Main Office
2818 S. Business Hwy
281
Edinburg, Texas 78539
956-318-2840

Precinct No. 1 Substation
1900 Joe Stephens Ave.
Ste. A
Weslaco, TX 78596
956-968-4734

Precinct No.3 Substation
2401 N. Moorefield Rd.
Mission, TX 78572
956-205-7045

Precinct 1 2 3 4

Anthony Uresti
Director of Planning

Application No: 1-8663

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: Rocio Lopez

Address: 8009 Aliqa Dr
Weslaco TX 78999

Phone: 956 516 6476

Approved by Environmental Health:	Temporary Service	Final Service
<u>Pending Septic water only</u>	<u>AJ</u>	
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved: <u>03/04/24</u>		/ /

Water Supplier: North Alamo

Utility Provider: ☐ M.V.E.C. ☐ AEP

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

regarding the land described as:

J.R Ph #1 lot #11

on March 19, 2024, 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 9.22.2005);

(verified by H Segura);

(verified by AJ);

(verified by AJ);

(verified by H Segura);

Hector Segura
Planning Department Authorized Signature

Richard F. Perez
Hidalgo County Judge

Date

APPROVED BY
COMMISSIONERS COURT
ON: 3/19/24

ATTEST:

Antonio Hernandez
Hidalgo County Clerk

Date

3/20/24



PLANNING DEPARTMENT

Rev. 12-21-23

County of Hidalgo

Main Office
2818 S. Business Hwy
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956-318-2840

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Mission, TX 78572
956-205-7045

Precinct 1 2 3 4

Anthony Uresti
Director of Planning

Application No: 1-8663

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: Rocio Lopez

Address: 8009 Alicia dr
Weslaco TX 78599

Phone: 956 516 6476

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

J.R Ph #1 lot # 11

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

R.L.
Requesting Party (Signature)

02-29-2024
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:

3.1.24
Date

Heather Segura
County Official



Chapter 232, Texas Local Government Code

1/26/2024 2:52:06 PM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

Permit No.: Permit 1-8663

Receipt No.: 033296

J1839-01-000-0011-00

LOPEZ ROCIO
8009 ALICIA DR
WESLACO, TX 78599
(956) 516-6476
(956) 516-6476

- [1] Contractor: SELF
[2] Water System: North Alamo WSC
[3] Class of Work: 25 Residential, new, Single Family Dwelling
[4] Size of Structure: 2060Sq.Ft.
[5] Legal Description: JR PH 1 LOT 11
[6] Location: MILE 12 1/2 N. & MILE 2 W.
[7] Sewage: North Alamo WSC
[8] Construction Type: Brick
[9] Est. Cost of Construction: \$50000
[10] Flood Zone: Zone AE

Community Panel Number: 4803340450C

Precinct: 1

Certification of Elevation Required: No

Setbacks: Front 25', Rear 27.5', Side 6', Side ', Corner 15'

Special Conditions: MUST COMPLY WITH ALL COUNTY
SETBACKS & REGULATIONS

Description: Permit 1-8663

Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash

Check/M.O.#:

Payment: \$40.00

Change Due: \$10.00

Application: sonia.diaz

Inspector: gilbert.pecina

Receipt: sonia.diaz

Cashier 

Date 1/26/24

[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

01-26-24

Date

Capital Title
GF# 21-631189-WC

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: October 25, 2021

Grantor: David Decanini, a single person

Grantor's Mailing Address: 713 S. Sundown Dr., McAllen Texas 78503

Grantee: Rocio Lopez

Grantee's Mailing Address: 4525 N. Mile 5 1/2 W., Weslaco Texas 78599

Consideration: the sum of TEN DOLLARS (\$10.00) cash, and other good and valuable consideration

Property (including any improvements):

Lot 11, JR SUBDIVISION PHASE I, an addition to Hidalgo County, Texas, according to the Map or Plat recorded in Volume 48, Pages 179-181, Map Records of Hidalgo County, Texas.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to all restrictions, encumbrances, easements, covenants, and conditions relating to the Property filed for record in Hidalgo County, Texas.

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.

EXECUTED this 25th day of October, 2021.

David Decanini

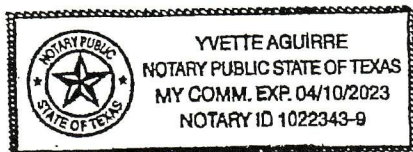
David Decanini

THE STATE OF Texas

COUNTY OF Hidalgo

§
§
§

Before me, a Notary Public, the foregoing instrument was acknowledged on 24th day of October, 2021 by David Decanini who personally appeared before me, and who is known to me through passport to be the person(s) who executed it for the purposes and consideration expressed therein, and in the capacity stated.



Yvette Aguirre
NOTARY PUBLIC, STATE OF
Texas

AFTER RECORDING, RETURN TO:

PREPARED IN THE LAW OFFICE OF
Shaddock & Associates, P. C.
2400 N. Dallas Parkway, Ste. 560
Plano, Texas 75093

AI-94578

	PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT		APPLICATION NO.
1.	Tres Canteras, L.P.	CANTERA HERMOSA PHASE 4 SUBDIVISION, LOTS 1-123	BLANKET COVER
2.	The Three Grandes, L.T.D.	LA BARCA ESTATES SUBDIVISION, LOTS 1-57	BLANKET COVER
	COMM. COURT: MARCH 19, 2024		



PLANNING DEPARTMENT

Rev. 12-21-23

County of Hidalgo

Main Office
2818 S. Business Hwy
281
Edinburg, Texas 78539
956-318-2840

Precinct No. 1 Substation
1900 Joe Stephens Ave.
Ste. A
Weslaco, TX 78596
956-968-4734

Precinct No. 3 Substation
2401 N. Moorefield Rd.
Mission, TX 78572
956-205-7045

Sewer

Precinct 1 2 3 4

Anthony Uresti
Director of Planning

Application No: N/A

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:

Tres Canteras LP

Address:

11410 N. FM. 493
Donna, Tx 78537

Phone:

404-4431

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	/ /	/ /

Water Supplier:

NAWSC

Utility Provider: ☐ M.V.E.C.

☐ AEP

Account/ESI No.:

N/A

☐ Temporary Pole

☐ Permanent Service

regarding the land described as:

Cantera Hermosa Phase 4 lots 1-123

on March 19, 2024, 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
yes
yes

A plat has been prepared;

A plat has been reviewed and approved by the Commissioners Court;
water service facilities have been constructed or installed to service
the subdivision under Local Government Code Section 232.023 and
are fully operable;

(Date approved 12/12/2023)

(verified by Flr Serin
Flr Serin);

(verified by Jung);

(verified by Jung);

(verified by Flr Serin);

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;

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;

electrical and gas facilities, if available, have been constructed or
installed to service the subdivision under Section 232.023.

Planning Department Authorized Signature

Hidalgo County Judge

Date

APPROVED BY
COMMISSIONERS COURT
ON: 3/19/24

ATTEST:

Hidalgo County Clerk

Date

Richard F. Carter

Antonio Guajardo

3/19/24

3/20/24



T.J. Arredondo, CFM
Director of Planning

PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

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

Sewer
Precinct 1 2 3 4

Application No: *APR*

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: Tres Canteras, L.P.

Address: 11410 N. F.M. 493

Donna, Texas 78537

Phone: (956) 464-4431

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

CANTERA HERMOSA PHASE 4 *LOTS 1-123*

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

John Mays
Digitally signed by John Mays
DN: CN = John Mays email =
jmay@hidalgo-planning.com C = AD O =
Hidalgo Development
Date: 2023.11.21 16:45:02 -0600
Requesting Party (Signature)

11/16/23
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- ☒ Deed
☐ Executory Contract
☐ Lease

- ☐ Rent Receipt
☐ Affidavit
☒ Other (describe) *copy of Subd. plat*

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

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

11/16/2024
Date

John Serrin
County Official



PLANNING DEPARTMENT

Rev. 12-21-23

County of Hidalgo

Main Office
2818 S. Business Hwy
281
Edinburg, Texas 78539
956-318-2840

Precinct No. 1 Substation
1900 Joe Stephens Ave.
Ste. A
Weslaco, TX 78596
956-968-4734

Precinct No.3 Substation
2401 N. Moorefield Rd.
Mission, TX 78572
956-205-7045

OSSF-5

Precinct 1 2 3 4

Anthony Uresti
Director of Planning

Application No: QA

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: The Three Granges LTD.

Address: P.O. Box 959
Edinburg, TX. 78540

Phone: 383-0868

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	/ /	/ /

Water Supplier: NAWSC

Utility Provider: ☒ M.V.E.C. ☐ AEP

Account/ESI No.: QA
☐ Temporary Pole ☐ Permanent Service

regarding the land described as:

La Parca Estates lots 1-57

on March 19, 2024, 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 11-14-23);

(verified by Flw Serin);

(verified by [Signature]);

(verified by [Signature]);

(verified by Gen Serin);

[Signature]
Planning Department Authorized Signature

[Signature]
Hidalgo County Judge

3/19/24
Date

APPROVED BY
COMMISSIONERS COURT
ON: 3/19/24

ATTEST:

[Signature]
Hidalgo County Clerk

3/20/24
Date



PLANNING DEPARTMENT

Rev. 7-24-23

County of Hidalgo

Main Office
2818 S. Business Hwy
281
Edinburg, Texas 78539
956-318-2840

Precinct No. 1 Substation
1900 Joe Stephens Ave.
Ste. A
Weslaco, TX 78596
956-968-4734

Precinct No.3 Substation
2401 N. Moorefield Rd.
Mission, TX 78572
956-205-7045

Precinct 6 1 2 3 4

Anthony Uresti
Director of Planning

Application No: N/A

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: THE THREE GRANDES LTD

Address: P.O. BOX 959

EDINBURG, TX 78540

Phone: 956-383-0868

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

La Banca Estates 10A5 1-57

STATUS OF PERSON OR ENTITY MAKING REQUEST:



Subdivider

☐ Owner of lot in subdivision

☐ Resident of lot in a subdivision

☐ Entity that provides utility service

[Signature]
Requesting Party (Signature)

31 Oct 2023
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:



Deed

☐ Executory Contract

☐ Lease

☐ Rent Receipt

☐ Affidavit

☒ Other (describe)

Copy of Subel. plat

This part to be filled out by receiving county official:

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

3/13/24
Date

[Signature]
County Official

AI-94578

	PLANNING DEPT. PCTS 2 & 4 WATER SERVICE AVAILABILITY	
	APPLICANT	APPLICATION NO.
1.	Efrain Pelayo	4-8193
	COMM. COURT: MARCH 19, 2024	



PLANNING DEPARTMENT

Rev. 12-21-23

County of Hidalgo

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956-968-4734

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

Precinct 1 2 3 4

Anthony Uresti
Director of Planning

Application No: 4-8193

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

Upon the application of:

Name: Efrain Pelayo

Address: 206 Los Cerritos Circle
Edinburg, TX 78541

Phone: 956-289-9656

Approved by	Temporary Service	Final Service
Environmental Health: <u>For light only</u> <u>previory septic.</u>	<u>[Signature]</u> Authorized Signature	
Inspection/Permit No:	<u>For light only</u>	
Date Approved:	<u>03/11/24</u>	<u>/ /</u>

Water Supplier: City of Edinburg

Utility Provider: ☒ M.V.E.C. ☐ AEP

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

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

Los Cerritos UT 2 Lot 35

[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 March 19, 2024, 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.

[Signature]
Planning Department Authorized Signature

Richard F. Carter
Hidalgo County Judge

3/19/24
Date

ATTEST:

[Signature]
Hidalgo County Clerk

3/20/24
Date

APPROVED BY
COMMISSIONERS COURT
ON: 3/19/24 [Signature]



PLANNING DEPARTMENT

Rev. 12-21-23

County of Hidalgo

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2401 N. Moorefield Rd.
Mission, TX 78572
956-205-7045

Precinct 1 2 3 4

Anthony Uresti
Director of Planning

Application No: 4-8193

**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

Efrain Pelayo

Known to me [or proved to me in the oath of Efrain Pelayo or through CDL (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:

206 Los Cerritos Circle, Edinburg, TX 78541
Los Cerritos UT 2 '10+35'

[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]

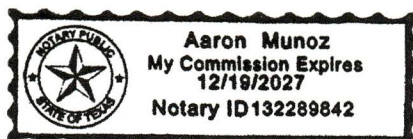
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

x Efrain Pelayo (Signature)

SUBSCRIBED AND SWORN TO before me on February 10th, 2024, to certify which, witnesses my hand and seal of office.



Aaron Munoz
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



Chapter 232, Texas Local Government Code

2/9/2024 3:48:04 PM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

Permit No.: Permit 4-8193
Receipt No.: 033485
L5827-02-000-0035-00

PELAYO EFRAIN
206 LOS CERRITOS CIRCLE
EDINBURG, TX 78541
(956) 289-9656
(956) 289-9656
[1] Contractor: SELF
[2] Water System: City of Edinburg
[3] Class of Work: 44 Mobile homes
[4] Size of Structure: 1368Sq.Ft.
[5] Legal Description: LOS CERRITOS UT 2 LOT 35
[6] Location: FM 490 & EXPRESSWAY 281
[7] Sewage: N/A
[8] Construction Type: Wood
[9] Est. Cost of Construction: \$44000
[10] Flood Zone: Zone C

Community Panel Number: 4803340225B
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 30', Rear 25', Side 10', Side 10', Corner '
Special Conditions: MUST COMPLY WITH ALL SETBACKS AND
REGULATIONS REQUIRED BY THE HCPD
Description: Permit 4-8193
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash

Check/M.O.#:

Payment: \$40.00

Change Due: \$10.00

Application: alex.antons

Inspector: israel.lozoya

Receipt: alex.antons

Cashier

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.

Bryan M. Lopez
Signature of Owner or Applicant

2-9-24
Date

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Warranty Deed

Date:: March 28, 2016

Grantee: Efrain Pelayo, Single Individual

Grantee's Mailing Address: 205 Cerritos Linda
Edinburg, Texas 78541
Hidalgo, County

Grantor: Leonel Alanis Leal, Single Individual

Grantor's Mailing Address: 151 Madison Street
Zapata, Texas 78076
Zapata, County

Consideration: 5,000 (Dollars U.S Currency)

Property (including any improvements):

LOT (35) THIRTY FIVE, LOS CERRITOS SUBDIVISION, UNIT 2 AS SHOWN ON THE PLAT THEREOF, FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS IN VOLUME 30, PAGE 21, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES.

Reservations from Conveyance: NONE

Exceptions to Conveyance and Warranty:

- a. Restrictive covenants as recorded in Volume, Page , Map Records, Hidalgo County, Texas.
- b. Standby fees, taxes and assessments by any taxing authority for the year 2014, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.
- c. Statutory rights, rules, regulations, easements and liens in favor of United Irrigation District, pursuant to applicable sections of the Texas Water Code. (Blanket)
- d. Easements and reservations as shown according to the map of plat thereof recorded in Volume, Page, Map Records, Hidalgo County, Texas.
- e. Proposed setback as per city ordinance as reflected on the map or plate thereof recorded in Volume , Page , Map Records, Hidalgo County, Texas.
- f. Utility easement, fifteen (15') feet in width, along the rear of said property as reflected on the map or plat thereof recorded in Volume, Page, Map Records, Hidalgo County, Texas.
- g. Utility easement, five (5') feet in width, along the East side of said property as reflected on the map or plat thereof recorded in Volume, Page , Map records, Hidalgo County, Texas.
- h. Utility easement, five (5') feet in width, along the North side of said property as reflected on the map or plat thereof recorded in Volume , Page , Map Records, Hidalgo County, Texas.

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.

Leonel Alanis Leal, Single Individual

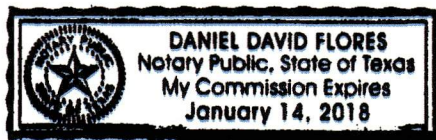
Leonel Alanis Leal
Leonel Alanis Leal

ACKNOWLEDGMENTS

STATE OF TEXAS

COUNTY OF HIDALGO

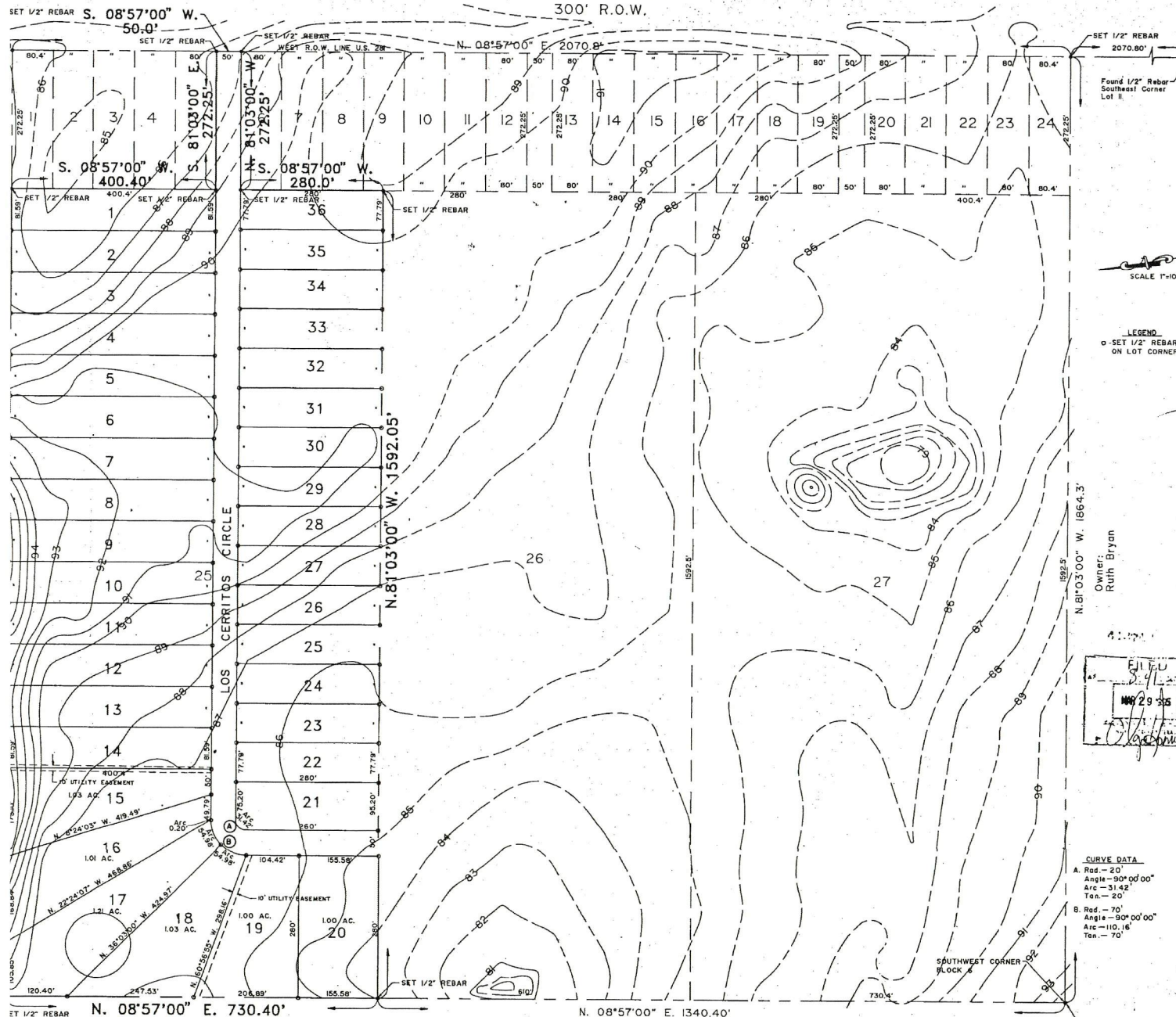
This instrument was acknowledged before me on the 2nd day of March 2016, by Leonel Alanis Leal.



[Signature]
NOTARY PUBLIC, STATE OF TEXAS

U. S. HIGHWAY 281
300' R.O.W.

LOS CERRITOS SUBDIVISION UNIT NO. 2



Found 1/2" Rebar
Southeast Corner
Lot 11.

SCALE 1"=100'

LEGEND
○ SET 1/2" REBAR
ON LOT CORNERS

Owner:
Ruth Bryan



Los Cerritos Subdivision Unit No. 2, a 27.01 acre Re-subdivision of Lot 25 Los Cerritos out of Block 6, Baker Subdivision, Cuchara Tract of the San Salvador del Tule Gran County, Texas, and being more particularly described as follows:

Beginning at a 1/2-inch rebar set at a distance of North 08°57'00" East 1340.40 ft. Southwest corner of said Block 6, Baker Subdivision;

Thence, North 08°57'00" East 730.40 ft. to a 1/2-inch rebar set for the Northwest of this tract of land;

Thence, South 81°03'00" East 1592.05 ft. to a 1/2-inch rebar set for the Northeast of this tract of land;

Thence, South 08°57'00" West 400.40 ft. to a 1/2-inch rebar set for an inside corner of this tract of land;

Thence, South 81°03'00" East 272.25 ft. to a 1/2-inch rebar set for an outside corner of land and lying along the West right-of-way of U.S. Highway 281;

Thence, South 08°57'00" West 50.0 ft. along said West right-of-way line of U.S. Highway 281 to a 1/2-inch rebar set for an outside corner of this tract of land;

Thence, North 81°03'00" West 272.25 ft. to a 1/2-inch rebar set for an inside corner of this tract of land;

Thence, South 08°57'00" West 280.0 ft. to a 1/2-inch rebar set for the Southeast of this tract of land;

Thence, North 81°03'00" West 1592.05 ft. to a 1/2-inch rebar being the Southwest of this tract of land, and the point of beginning of this description, and containing 27 more or less.

STATE OF TEXAS
COUNTY OF HIDALGO

We, the undersigned, owners of the land shown on this plat and designated herein as LOS CERRITOS SUBDIVISION UNIT NO. 2, a subdivision to Hidalgo County, Texas, and whose names are subscribed hereto, approve, accept, and adopt the accompanying map of said subdivision, and hereby dedicate to the use of the public streets, alleys, parks, water courses, drains, easements, and all public places thereon shown for the purposes and considerations therein expressed.

Jack Burkholder
Jack Burkholder

1994.
STATE OF TEXAS
COUNTY OF HIDALGO

Before me, the undersigned authority, on this day personally appeared JACK BURKHOLDER known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein stated.

Given under my hand and seal of office this 24th day of October, 1994.

William R. Ruiz
Notary Public, Hidalgo County, Texas

STATE OF TEXAS
COUNTY OF TEXAS

I, the undersigned, a Registered Public Surveyor and Engineer in the State of Texas, hereby certify that this plat is true and correctly made, and is prepared from an actual survey on the property made under my supervision on the ground, and further certify that proper engineering consideration has been given to this plat.

William R. Ruiz
William R. Ruiz, RPS No. 3772, PE No. 24673

I, the undersigned, Judge of the County of Hidalgo, hereby certify that this Subdivision Plat conforms to all requirements of the Subdivision Regulations of this County wherein my approval is required.

J. Edgar Ruiz, County Judge - Hidalgo County

CURVE DATA

- A. Rad. - 20'
Angle - 90°00'00"
Arc - 31.42'
Tan. - 20'
B. Rad. - 70'
Angle - 90°00'00"
Arc - 110.16'
Tan. - 70'

SET 1/2" REBAR

30 Page 21

City, Texas
Sider, Winton,
Greenwood,
& Associates, Inc.



PREPARED-SEPT. 21, 1994

Single family dwelling per lot.
shall be provided for all driveways.
Water wells are located within 150 ft. of this subdivision.
a. Setback Lines: a. Front setback line shall be 10 feet; b. Rear
c. Side setback line shall be 10 feet; d. c. Rear
d. Line shall be 25 feet.
e. Eptic tank system shall be approved by the County
Dept. before occupancy of the subdivision.
water will connect to City services when they
are available.
ge retention will be provided thru natural soil
flood. No channelization of storm water runoff
is created.

FLOOD ZONE DATA
Flood Zone C - Areas of minimal flooding.
Community Panel Number - 480334 02258
Effective Date: January 2, 1988

FINISH FLOOR
MINIMUM FINISH FLOOR ELEVATION
TO BE ONE (1) FOOT ABOVE
NATURAL GROUND.

Owner:
Ruth Bryan

Drainage Statement

This site is drained by overland runoff to the Northeast and West. However, there are no drainage ditches currently within the subdivision area or surrounding lands, and none will be created. A roadside ditch system will be provided to coincide with the main road extending through this subdivision where it is expected storm water runoff will simply soak into the sandy soils of the region.



FILED:ACAL

AI-94585

PLANNING DEPT. PCTS 3 WATER SERVICE AVAILABILITY		
	APPLICANT	APPLICATION NO.
1.	CRISTINA GUERRA	3-6147
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
	COMM. COURT: MARCH 19, 2024	



PLANNING DEPARTMENT

Rev. 12-21-23

County of Hidalgo

Main Office
2818 S. Business Hwy
281
Edinburg, Texas 78539
956-318-2840

Precinct No. 1 Substation
1900 Joe Stephens Ave.
Ste. A
Weslaco, TX 78596
956-968-4734

Precinct No.3 Substation
2401 N. Moorefield Rd.
Mission, TX 78572
956-205-7045

Precinct 1 2 3 4

Anthony Uresti
Director of Planning

Application No: 3-6147
1/5/24

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

Upon the application of:

Name: Cristina Guerra

Address: 3119 N Abram Rd
Palmview, TX
78572

Phone: (956) 458-9569

Approved by Environmental Health:	Temporary Service Authorized Signature <u>[Signature]</u>	Final Service Authorized Signature _____
Inspection/Permit No:	<u>Ins TA 63</u>	_____
Date Approved:	<u>3 / 5 / 24</u>	<u>/ /</u>

Water Supplier: mud #1

Utility Provider: ☐ M.V.E.C. ☒ AEP

Account/ESI No.: 100327894-
☒ Temporary Pole ☒ Permanent Service

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

Prairie View Heights Ph1 Lot 54

[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 March 19, 2024, 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.

[Signature]
Planning Department Authorized Signature

Richard F. Carter
Hidalgo County Judge

3/19/24
Date

ATTEST:

[Signature]
Hidalgo County Clerk

Date

3/20/24
Date

APPROVED BY
COMMISSIONERS COURT
ON: 3/19/24 [Signature]



PLANNING DEPARTMENT

Rev. 12-21-23

County of Hidalgo

Main Office
2818 S. Business Hwy
281
Edinburg, Texas 78539
956-318-2840

Precinct No. 1 Substation
1900 Joe Stephens Ave.
Ste. A
Weslaco, TX 78596
956-968-4734

Precinct No. 3 Substation
2401 N. Moorefield Rd.
Mission, TX 78572
956-205-7045

Precinct 1 2 3 4

Anthony Uresti
Director of Planning

Application No: 3-6147
1/5/24

**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

Maria Cristina Guerra

Known to me [or proved to me in the oath of Driver License - Texas or through
(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:

Prairie View Heights PH1 Lot 56."

[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]

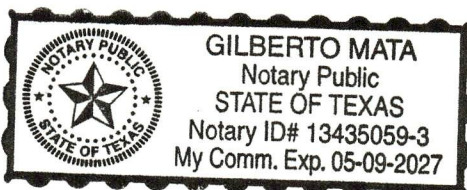
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

Maria Cristina Guerra (Signature)

SUBSCRIBED AND SWORN TO before me on March 5, 2024, to certify which, witnesses my hand and seal of office.



[Signature]
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

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 THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER:

Date: October 30, 2018

Grantor's: Jesus T. Guardiola and wife
Carlota C. Guardiola
7201 El Descanso Lana
Palmview, TX 78572
Hidalgo County, Texas

Grantee: Ramon and Cristina Guerra
3201 N. Abrahm Rd
Palmview, TX 78572
Hidalgo County, Texas

Consideration: TEN AND NO/100 DOLLARS and other good and valuable consideration.

Property (including any improvements):

LOT 56, PRAIRIE VIEW HEIGHTS PHASE I, AN ACCORDING TO THE CITY OF MISSION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 29, PAGE 55, MAP RECORDS, HIDALGO COUNTY, TEXAS.

Reservations from an Exceptions to Conveyance and Warranty:

1. All prior oil, gas and other mineral reservations and/or conveyances.
2. Oil and gas leases or record, if any.
3. Rights, rules, regulations and easements in favor or any water district in which the subject property may be located.
4. Building restrictions of record, if any.
5. Easements of record and all visible easements.
6. Grantor is responsible for the property Taxes of the year 2018.

TITLE EXAMINATION WAS REQUIRED IN CONNECTION WITH THE ABOVE PREPARATION OF THE DOCUMENTATION CONCERNING THE ABOVE DESCRIBED PROPERTY, NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION AS TO TITLE TO THIS PROPERTY, NOR AS TO ANY TAXES DUE ON THE PROPERTY.

Grantor, for the consideration and subject to the reservations from, and exceptions to conveyance and warranty contained in this instrument, 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 the Property 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 forever, except as to the reservations form, and exceptions to conveyance and warranty herein contained.

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

WITNESS the hand and seal of said Grantors this 30th day of October, 2018.

Jesus T. Guardiola
Jesus T. Guardiola

Carlota C. Guardiola
Carlota C. Guardiola

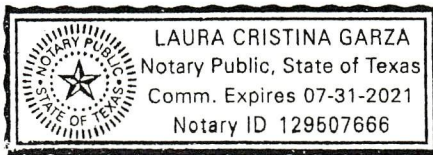
STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned authority on this day personally appeared Jesus and Carlota Guardiola Grantor, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that HE (he/she) executed the same for the purposes and considerations therein expressed.

This instrument was acknowledged before me on 30th (date) by Jesus & Carlota Guardiola (name of Grantors).

Laura C Garza
Signature of Notary Public

Laura C Garza
Typed or Printed Name



Notary Public in and for the State of Texas
My commission expires 7/31 20 21



Chapter 232, Texas Local Government Code

1/5/2024 2:38:21 PM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

Permit No.: Permit 3-6147

Receipt No.: 033010

P8115-01-000-0056-00

GUERRA CRISTINA & RAMON

3119 N ABRAM RD

PALMVIEW, TX 78572

(956) 458-9569

(956) 458-9569

[1] Contractor: SELF

[2] Water System: Agua S.U.D.

[3] Class of Work: 25 Residential, new, Single Family Dwelling

[4] Size of Structure: 3480Sq.Ft.

[5] Legal Description: PRAIRIE VIEW HEIGHTS PH 1 LOT 56

[6] Location: ABRAM RD AND EXPRESSWAY 83

[7] Sewage: N/A

[8] Construction Type: Brick

[9] Est. Cost of Construction: \$160000

[10] Flood Zone: Zone C

Community Panel Number: 4803340400C

Precinct: 3

Certification of Elevation Required: No

Setbacks: Front 50', Rear 15', Side 6', Side 6', Corner '

Special Conditions: MUST COMPLY WITH HCPD SETBACKS

RULES AND REGULATION

Description: Permit 3-6147

Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash

Check/M.O.#:

Payment: \$30.00

Change Due: \$0.00

Application: sandra.cantu

Inspector: peter.hernandez

Receipt: sandra.cantu

Cashier

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

Date

