

CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	Alicia Garza	1-7439
2.	Myriam Garcia	1-8034
3.	Juan Munoz Jr.	1-7539
4.	Arely Murillo	1-7979
5.	Joanna Hernandez	1-8009
6.	Guadalupe Cepeda	1-8046
7.	Rogelio Salinas	2-1238
8.	Irma Gooch C/O Jose Chavez	4-10611
9.	Heriberto & Leticia Leandro	4-10641
10.	Sergio Covarrubias	4-0557
11.	Lainy Alor	4-9928
12.	Pablo Salazar	4-10636
13.	Rocio Cervantes C/O Francisco Javier Cervantes	4-10595
14.	Rene Martinez II	4-10576
15.	Gilbert Renteria C/O Roel Bezanilla	4-10538
16.	Roel Garcia	3-11383
17.	Ernesto Pena	3-11391
18.	Blanca D. Martinez	3-11390
	COMM. COURT: MAY 31, 2011	



# PLANNING DEPARTMENT

Rev. 02-19-10

## County of Hidalgo

Main Office  
1304 South 25<sup>th</sup> 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

Raul E. Sesin, P.E., CFM  
Planning Administrator

Precinct 02 3 4

Application No: 1-7439  
025

### 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 Garza

Address: 134 Jasmin  
Goole meadows  
Donna Tx 78537

Phone: 956-624-6892

Approved by Environmental Health:	Temporary Service	Final Service
	Authorized Signature	Authorized Signature
Inspection/Permit No:		<u>46039</u>
Date Approved:	<u>1 1</u>	<u>5 1 12 011</u>

Water Supplier: N.A.W.S.

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

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

regarding the land described as Goole Meadows #2 lot 134

on \_\_\_\_\_, 20\_\_\_\_, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232.028(b):

Fill in "yes" or "no" in each blank

yes  
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;

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) 3/20/11  
(verified by) forcastro  
(verified by) Jm  
(verified by) Jm  
(verified by) forcastro

Raul E. Sesin  
Planning Department Authorized Signature

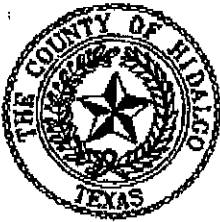
\_\_\_\_\_  
Hidalgo County Judge

\_\_\_\_\_  
Date

ATTEST:

\_\_\_\_\_  
Hidalgo County Clerk

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT

Rev. 02-19-10

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956-205-7049

Raul E. Sesin, P.E., CFM  
Planning Administrator

Application No:

Precinct 0 1 2 3 4

1-743  
C-25

### 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 Garza

Address: 134 Jasmin

Donna Tx 78837

Phone: 956 624-6892

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

Boobie Meadows #2 lot 134

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

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

X Alicia Garza  
Requesting Party (Signature)

5-17-11  
Date

#### ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

5-17-11  
Date

Floro Castillo  
County Official

DEED OF TRUST

COPY

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: November 2, 2009

Grantor: Alicia Garza

Grantor's Mailing Address (including county):

917 E. Salazar  
San Juan, TX 78589  
Hidalgo County, TX

Trustee: Alan Monroe

Trustee's Mailing Address (including county):

208 W. Cano  
Edinburg, TX 78539  
Hidalgo County, Texas

Beneficiary: RCI Development-Wisconsin, Ltd

Beneficiary's Mailing Address (including county):

2614 Freddy Gonzalez  
Edinburg, Texas 78539  
Hidalgo County, Texas

Note(s):

Date: November 2, 2009

Amount: Twenty-nine Thousand and no/100 (\$29,000.00)

Maker: Alicia Garza

Payee: RCI Development-Wisconsin, Ltd

Final Maturity Date: As provided in the Note(s)

Terms of Payment: As provided in the Note(s)

Property (including any improvements):

Lot Number(s) 134, Goolie Meadows Phase II, is a 41.596 acre tract of land being all of Blocks 144, and 20.489 acres out of Block 145, Hill-Halbert Tract out of the El Gato and La Blanca Grants, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 54, Page 184-186, Map Records, Hidalgo County, Texas, and according to Warranty Deed with Vendor's Lien recorded under County Clerk's Document Number 1661924, Official Records, Hidalgo County, Texas.

Prior Lien(s) (including recording information):

A lien securing a promissory note (the "Prior Note") dated October 15, 2007, in the original principal amount of One Million Two Hundred Fifty Thousand and 00/100 Dollars (\$1,250,000.00), payable to the

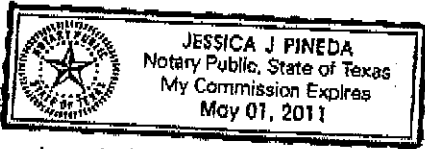
DEED OF TRUST (Continued)

(Acknowledgment)

State of TEXAS  
County of HIDALGO

This instrument was acknowledged before me on the 2<sup>nd</sup> day of November, 2009 by Alicia Garza

Jessica J. Pineda  
Notary Public, State of TEXAS



State of TEXAS  
County of HIDALGO

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by

\_\_\_\_\_  
Notary Public, State of TEXAS

AFTER RECORDING RETURN TO:  
RCi Development-Wisconsin, Ltd  
2614 Freddy Gonzalez  
Edinburg, Texas 78539

# Chapter 232 Texas LGC Application

APPLICATION NO:  
1-7439  
Sep. 14, 2010

COUNTY OF HIDALGO  
PLANNING DEPARTMENT  
1902 JOE STEPHENS WESLACO TX 78596  
TEL 968-4724 FAX 447-8612

G5975-02-000-0134-00

[ 1 ] OWNER: GARZA, ALICIA  
917 F. SALAZAR  
SAN JUAN TX, 78589  
Telephone No. 624-6892

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
GOOLIE MEADOWS #2 LOT 134

[ 2 ] CONTRACTOR: SELF

LOCATION: 0 MILE 12 & VALVERDE

[ 3 ] WATER SYSTEM: N AL

[ 8 ] SEWAGE: EXIST

[ 4 ] PURPOSE OF APPLICATION: NEW RESIDENCE  
25-RESIDENTIAL NEW SINGLE DWELLING

[ 9 ] CONSTRUCTION TYPE: WOOD

[ 5 ] SIZE OF STRUCTURE: 1,260 Sq. Ft.

[ 10 ] EST. COST OF CONST.: \$10,000

[ 6 ] USE OF BUILDING: RES ZONE C

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

**Special Conditions: No construction allowed over any easements.**  
MUST COMPLY W/ALL COUNTY SETBACKS & REGULATIONS.  
FRONT 25' REAR 20' SIDE 10' CORNER 10' FINISH FLOOR  
18" ABOVE NATURAL GROUND.

### FOR COUNTY USE ONLY APPLICATION FEES

OTHER \_\_\_\_\_  
TOTAL AMOUNT . . . . . **\$30.00**

Light [ ] Water [ ]

Flood Zone: NO  
Panel No. /Suffix: \_\_\_\_\_ Pct: 1

Community No.: \_\_\_\_\_

Certification of Elevation  
Required:  YES  NO  BFE

- A. Setbacks front, side & rear shall be in any deed restrictions.
- B. No more than one single family residence per lot.
- C. Applicant shall comply with all of the plat and/or deed restrictions and requirements affecting the lot.
- D. Permit fee shall be doubled for construction commencing or structures moved in prior to obtaining a permit.
- E. Applicant/owner states that no structures exist on this tract of land. If found in violation, permit may be revoked.

Prepared by \_\_\_\_\_ Date \_\_\_\_\_

Approved by \_\_\_\_\_ Date \_\_\_\_\_

Signature of Owner or Applicant \_\_\_\_\_ Date \_\_\_\_\_

### [ NOTICE ]

SEPARATE PERMITS ARE REQUIRED FOR SEPTIC TANKS. THIS PERMIT BECOMES NULL AND VOID 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 ANYTIME AFTER WORK IS COMMENCED.

I HEREBY CERTIFY THAT I HAVE 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 OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.



# PLANNING DEPARTMENT

Rev. 02-19-10

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956-973-7850

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Mission, TX 78572  
956-205-7045  
956-205-7049

Raul E. Sesin, P.E., CFM  
Planning Administrator

Precinct 02 3 4

Application No: 1-8034  
1-44

### 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: MURIAM GARCIA

Address: Alma 2707  
Weslaco

Phone: 956 272 3050

Approved by Environmental Health:	Temporary Service	Final Service
	Authorized Signature	Authorized Signature
Inspection/Permit No:		
Date Approved:	<u>1 1</u>	<u>5 12 2011</u>

Water Supplier: NAWS

Utility Provider:  M.V.E.C.     AEP

Account/ESI No.: 254335-001  
 Temporary Pole     Permanent Service

regarding the land described as:

Trilla 10 4 1/2 Midvalley Est. 1-05 Bk: 01

on \_\_\_\_\_, 20\_\_\_\_, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232.028(b):

- 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;
- 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 5-27-11);  
 (verified by [Signature]);  
 (verified by [Signature] 5-20-11);  
 (verified by [Signature] 5-20-11);  
 (verified by [Signature]);

Raul E. Sesin  
Planning Department Authorized Signature

\_\_\_\_\_  
Hidalgo County Judge

\_\_\_\_\_  
Date

ATTEST: \_\_\_\_\_  
Hidalgo County Clerk

\_\_\_\_\_  
Date



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Rev. 02-19-10

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Precinct No. 3 Substation  
2401 N. Moorefield Rd.  
Mission, TX 78572  
956-205-7045  
956-205-7049

Raul E. Sesin, P.E., CFM  
Planning Administrator

Application No:

Precinct 1 2 3 4  
1-8034  
V-44

### 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: MURIAM GARCIA  
Address: Alma st 707  
Weslaco  
Phone: 272 70-50

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

Midvalley Est. Lot 5 Blk. 01.

#### 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)

05-19-11  
Date

#### ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

5-23-11  
Date

[Signature]  
County Official

**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.**

File No. 11-72  
GF No. 769235

### WARRANTY DEED WITH VENDOR'S LIEN

Date: May 3, 2011

Grantor: FRANCISCO LICEA and wife, MARISELA LICEA

Grantor's Address: 1310 S. Holly Ave., Cleveland, Liberty County, Texas 77327

Grantee: MYRIAM ARACELY GARCIA PADILLA and husband, JOSE MARIA CINTORA

Grantee's Address: 707 Alma St., Weslaco, Hidalgo County, Texas 78596

Consideration: TEN AND NO/100THS DOLLARS (\$10.00) and other valuable consideration; and a note of even date that is in the principal amount of SIXTEEN THOUSAND FIVE HUNDRED AND NO/100THS DOLLARS (\$16,500.00), said note is executed by MYRIAM ARACELY GARCIA PADILLA and husband, JOSE MARIA CINTORA, Grantees, payable to the order of FRANCISCO LICEA and wife, MARISELA LICEA. The note is secured by a vendor's lien retained in favor of FRANCISCO LICEA and wife, MARISELA LICEA in this deed and by a deed of trust of even date from Grantees to JAMES H. LAUDERDALE or SARA L. TIPPIT, Trustee.

Property (including any improvements):

Lot Five (5), Block One (1), MID VALLEY ESTATES SUBDIVISION, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 19, Page 111, Map Records, Hidalgo County, Texas.

Reservations from Conveyance:

NONE

Exceptions to Conveyance and Warranty:

1. All the oil, gas and other minerals, in, under or that may be produced from the land are excepted herefrom in instrument(s) dated February 10, 1976, recorded in Volume 1473, Page 397, Deed Records and dated August 22, 2004, under Clerk's File No. 1396854, Official Records, Hidalgo County, Texas.
2. Oil, Gas and Mineral Lease(s) dated March 31, 1944, recorded in Volume 56, Page 259, dated October 22, 1971, recorded in Volume 336, Page 705, and dated December 23, 1976, recorded in Volume 364, Page 462, Oil and Gas Records, Hidalgo County, Texas.
3. Water Service Agreement dated April 15, 1976, recorded in Volume 1485, Page 809, Deed Records, Hidalgo County, Texas.
4. Easements, rules, regulations and rights in favor of Hidalgo and Cameron Counties Irrigation District No. 9.
5. Easements and reservations as may appear upon the recorded map and dedication of said subdivision.

Taxes for the year 2011 and subsequent years, and any subsequent assessments for prior years due to change in land usage or ownership shall be the responsibility of grantee.

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.

By the acceptance of this Deed, Grantee is taking the Property "as is," "where is" and "with all faults", and without any representation or warranties whatsoever, express or implied, written or oral, it being the intention of Grantor and Grantee to expressly negate and exclude all representations and warranties, including but not limited to (i) the physical condition of the property or any element thereof, including, without limitation, warranties related to suitability for habitation, merchantability or fitness for a particular purpose; (ii) the nature or quality of construction, structural design and engineering of any improvements; (iii) the quality of the labor and materials included in any improvements; (iv) the soil conditions; drainage or other conditions existing at the property with respect to any particular purpose, developmental potential or otherwise; (v) all warranties created by any affirmation of fact or promise or by any description of the property; and (vi) all other warranties and representations whatsoever, except the warranty of title expressly set forth herein.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

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

FRANCISCO LICEA

*Marisela Licea*  
MARISELA LICEA

STATE OF TEXAS \*  
COUNTY OF Liberty \* (Acknowledgment)

This instrument was acknowledged before me on this the 14th day of MAY, 2011, by FRANCISCO LICEA and wife, MARISELA LICEA.

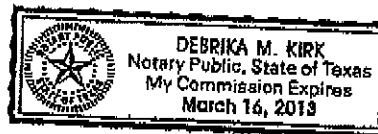
*Debra M. Kirk*  
NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING,  
RETURN TO:

SARA L. TIPPIE  
607 S. International Blvd.  
Westaco, Texas 78596

PREPARED IN THE  
LAW OFFICE OF:

SAME



COUNTY OF HIDALGO  
PLANNING DEPARTMENT  
1902 JOE STEPHENS WESLACO TX 78596  
TEL 968-4724 FAX 447-8612

1-8034  
May. 19, 2011

M4000-00-001-0005-00

[ 1 ] OWNER: GARCIA, MYRIAM A. & JOSE M.  
CINTORA  
RT. 9 BOX 396  
WESLACO, TX. 78596  
Telephone No. 272-7050

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
MID VALLEY ESTATES LOT 5 BLOCK  
1

[ 2 ] CONTRACTOR: SELF

LOCATION: 0 MILE 4 1/2 & MILE 10

[ 3 ] WATER SYSTEM: N AL

[ 8 ] SEWAGE: EXIST

[ 4 ] PURPOSE OF APPLICATION: MOBILE HOMES  
44-MOBILE HOMES

[ 9 ] CONSTRUCTION TYPE: WOOD

[ 5 ] SIZE OF STRUCTURE: 576 Sq. Ft.

[ 10 ] EST. COST OF CONST.: \$2,500

[ 6 ] USE OF BUILDING: RES.ZONE-X

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

**Special Conditions: No construction allowed over any easements.**  
MUST COMPLY WITH COUNTY AND REGULATIONS &  
SETBACKS FRONT 25' SIDE'S 6' REAR 15' FINISH FLOOR  
OF ELEV. NATURAL GROUND.

FOR COUNTY USE ONLY  
APPLICATION FEES

Flow Castillo 5-11-11  
Prepared by Date

OTHER \_\_\_\_\_  
TOTAL AMOUNT \$60.00

Nathan Osidro 5-18-11  
Approved by Date

Light [X] Water [X]  
Flood Zone: NO 0/50C Pct: 1  
Panel No. /Suffix: 4900334  
Community No.: \_\_\_\_\_  
Certification of Elevation  
Required: YES  NO  BFE

J  
Signature of Owner or Applicant Date

- A. Setbacks front, side & rear shall be in any deed restrictions.
- B. No more than one single family residence per lot.
- C. Applicant shall comply with all of the plat and/or deed restrictions and requirements affecting the lot.
- D. Permit fee shall be doubled for construction commencing or structures moved in prior to obtaining a permit.
- E. Applicant/owner states that no structures exist on this tract of land. If found in violation, permit may be revoked.

[ NOTICE ]

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HEREBY CERTIFY THAT I HAVE 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 OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.



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956-205-7045  
956-205-7049

Raul E. Sesin, P.E., CFM  
Planning Administrator

Precinct 1 2 3 4

Application No: L-7539  
X-25

### 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: Juan Muñoz Jr

Address: 1707 F. M. W. 14<sup>th</sup> W  
Weslaco TX 78596

Phone: 956-373-5834

Approved by Environmental Health:	Temporary Service	Final Service
	Authorized Signature	Authorized Signature
Inspection/Permit No:		<u>49822</u>
Date Approved:	<u>1 1</u>	<u>5 11 2011</u>

Water Supplier: N/A

Utility Provider:  M.V.E.C.     AEP

Account/ESI No.: 254438-001  
 Temporary Pole     Permanent Service

regarding the land described as:

Juan Muñoz & Sons Subdivision lot 1

on \_\_\_\_\_, 20\_\_\_\_, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232.028(b):

Fill in "yes" or "no" in each blank

- yes A plat has been prepared;
- 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: 5-24-11)

(verified by: [Signature])

(verified by: [Signature] JUN 5 2011)

(verified by: [Signature] JUN 5 2011)

(verified by: [Signature])

[Signature]  
Planning Department Authorized Signature

\_\_\_\_\_  
Hidalgo County Judge

\_\_\_\_\_  
Date

ATTEST:

\_\_\_\_\_  
Hidalgo County Clerk

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT

Rev. 02-19-10

## County of Hidalgo

Main Office  
1304 South 25<sup>th</sup> 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

Raul E. Sesin, P.E., CFM  
Planning Administrator

Precinct 1 2 3 4

Application No:

1-7539  
X-25

### 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: Juan Muñoz Jr.

Address: 1307 E. Mile 14 1/2 N  
Weslaco TX 78596

Phone: 956-773-5834

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

Juan Muñoz + sons lot 1

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

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

Juan Muñoz Jr.  
Requesting Party (Signature)

5/16/11  
Date

#### ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) P.m.t.

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

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

5-18-11  
Date

Ron Castillo  
County Official

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

**GIFT DEED**

The State of Texas

County of Hidalgo

} Know all Men by These Presents:

Date: October 21, 2010

Grantor: Juan Munoz

Grantor's mailing address: 1307 E Mile 14 1/2 N  
Weslaco, Texas 78596

Grantee: Juan Munoz Jr.


Grantee's mailing address: 1307 E Mile 14 1/2 N  
Weslaco, Texas 78596


Consideration: For the love and affection Grantor has and bear unto Juan Munoz Jr.

*Property: Juan Munoz & Sons Subdivision, Lot 1 consisting of a of a 2.39 acre tract of land situated in Hidalgo County, Texas and being out of Farm Tract 426, West Tract Subdivision as per map recorded in Volume 2, pages 34-37 of the Hidalgo County Map Records, recorded as #2135954*

Reservations From and Exceptions to Conveyance and Warranty Grantor, for the consideration and subject to the reservation 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 belongs, to have and hold it to Grantee. Grantee's heirs, execute, administrators, successors or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators and successors and assigns against every person whomsoever lawfully claiming or to claim to the same or any part thereof, except as to the reservations from and exceptions to conveyance warranty herein contained.


**NO TITLE EXAMINATION OR TAX EXAMINATION WERE REQUESTED NOR PERFORMED IN CONNECTION WITH THE HEREIN DESCRIBED PROPERTY. THE PREPARER OF THIS DOCUMENT EXPRESSES NO OPINION AS TO THE TITLE OR TAXES TO THE PROPERTY.**

  
\_\_\_\_\_  
Juan Munoz

  
\_\_\_\_\_  
Juan Munoz Jr.

*This instrument was acknowledged before me on this 21<sup>st</sup> day of October, 2010. By Juan Munoz and Juan Munoz Jr.*



  
\_\_\_\_\_  
Notary Public State of Texas

*My Commission expires: May 12, 2012*

# Chapter 232 Texas LGC Application

APPLICATION NO:  
1-7539  
Nov. 3, 2010

COUNTY OF HIDALGO  
PLANNING DEPARTMENT  
1902 JOE STEPHENS WESLACO TX 78596  
TEL 968-4724 FAX 447-8612

J8430-00-000-0001-00

[ 1 ] OWNER: MUNOZ, JUAN JR

1307 E. MILE 14 1/2 N  
WESLACO TX, 78596

Telephone No.

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
JUAN MUNOZ & SONS LOT 1

[ 2 ] CONTRACTOR: SELF

LOCATION: 0 MILE 14 & MILE 4

[ 3 ] WATER SYSTEM: N AL

[ 8 ] SEWAGE: EXIST

[ 4 ] PURPOSE OF APPLICATION: NEW RESIDENCE  
25-RESIDENTIAL NEW SINGLE DWELLING

[ 9 ] CONSTRUCTION TYPE: WOOD

[ 5 ] SIZE OF STRUCTURE: 864 Sq. Ft.

[ 10 ] EST. COST OF CONST.: \$15,000

[ 6 ] USE OF BUILDING: RES ZONE X

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

**Special Conditions: No construction allowed over any easements.**  
MUST COMPLY W/ALL OCUNTY SETBACKS & REGULATIONS.  
FRONT 25' REAR 15' SIDE'S 6' FINIHS FLOOR OF ELEV.  
18' ABOVE CENTERLINE OF STREET.

### FOR COUNTY USE ONLY APPLICATION FEES

OTHER \_\_\_\_\_  
TOTAL AMOUNT . . . . . **\$30.00**

Light [X] Water [X]

Flood Zone: NO  
Panel No. /Suffix: \_\_\_\_\_ Pct: 0

Community No.: \_\_\_\_\_

Certification of Elevation  
Required:  YES  NO  BFE

- A. Setbacks front, side & rear shall be in any deed restrictions.
- B. No more than one single family residence per lot.
- C. Applicant shall comply with all of the plat and/or deed restrictions and requirements affecting the lot.
- D. Permit fee shall be doubled for construction commencing or structures moved in prior to obtaining a permit.
- E. Applicant/owner states that no structures exist on this tract of land. If found in violation, permit may be revoked.

Prepared by \_\_\_\_\_ Date \_\_\_\_\_

Approved by \_\_\_\_\_ Date \_\_\_\_\_

Signature of Owner or Applicant \_\_\_\_\_ Date \_\_\_\_\_

### [ NOTICE ]

SEPARATE PERMITS ARE REQUIRED FOR SEPTIC TANKS. THIS PERMIT BECOMES NULL AND VOID 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 ANYTIME AFTER WORK IS COMMENCED.

I HEREBY CERTIFY THAT I HAVE 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 OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.



# PLANNING DEPARTMENT

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956-973-7850

Precinct No.3 Substation  
2401 N. Moorefield Rd.  
Mission, TX 78572  
956-205-7045  
956-205-7049

Raul E. Sesin, P.E., CFM  
Planning Administrator

Precinct ① 2 3 4

Application No: 1-7979

### 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: Airely Murillo

Address: 2300 Navajo St.  
Mercedes TX. 78570

Phone: (956) 854-43-62

Approved by Environmental Health:	Temporary Service	Final Service
	Authorized Signature	Authorized Signature
Inspection/Permit No:		<u>50179</u>
Date Approved:	<u>1 / 1</u>	<u>5/16/2011</u>

Water Supplier: N.A.W.S.

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

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

regarding the land described as:

San Jacinto Estates #5 Lot # 34

on \_\_\_\_\_, 20\_\_\_\_, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232.028(b):

Fill in "yes" or "no" in each blank

- YES A plat has been prepared;
- 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) U-2209

(verified by) [Signature]

(verified by) [Signature]

(verified by) [Signature]

(verified by) [Signature]

[Signature]  
Planning Department Authorized Signature

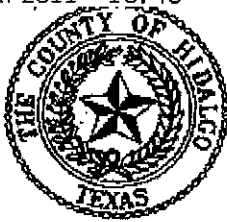
\_\_\_\_\_  
Hidalgo County Judge

\_\_\_\_\_  
Date

ATTEST:

\_\_\_\_\_  
Hidalgo County Clerk

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT

Rev. 02-19-10

## County of Hidalgo

Main Office  
1304 South 25<sup>th</sup> Street  
Edinburg, Texas 78542  
956-318-2840  
956-318-2844

Precinct No. 1 Substation  
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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

Raul E. Sesin, P.E., CFM  
Planning Administrator

Precinct 2 3 4

Application No: 1-7979

### 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: Arely Murillo  
Address: 2300 Morano st. mercedes tx.  
78570  
Phone: (956) 854-4362

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

San Jacinto Est. # 5 lot # 34

#### 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)

05-12-11  
Date

#### ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) P.M.T

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

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

5-10-11  
Date

[Signature]  
County Official

### DEED OF TRUST

Date: April 16, 2010

Grantor: Arely Murillo  
Grantor's Mailing Address (including county):  
3905 Seles Dr.  
Weslaco, Texas 78596  
Hidalgo County, Texas

Trustee: Robert Geissler  
Trustee's Mailing Address (including county):  
323 Notana  
McAllen, Texas 78504  
Hidalgo County, Texas

Beneficiary: San Jacinto Enterprises, L.L.C., a Texas Limited Liability Company  
Beneficiary's Mailing Address:

900 S. Stewart Rd., Suite 12  
Mission, Texas 78572

Note:

Date: April 16, 2010  
Amount: Twenty-Seven Thousand Five Hundred and 0/100 Dollars (\$27,500.00)  
Maker: Arely Murillo

Payee: San Jacinto Enterprises, L.L.C., a Texas Limited Liability Company

Property (including any improvements):

Lot(s) 34, San Jacinto Estates No. 5, as shown by the map or plat thereof filed for record in the Office of the County Clerk of Hidalgo County, Texas under Clerk's File Number 2012515

Other Exceptions to Conveyance and Warranty:

1. A lien securing a promissory note (the "Prior Note"), dated September 26, 2008, payable to the order of Jean Stokes, individually and as Independent Executrix and Trustee of the Jack H. Stokes Family Trust under the Last Will and Testament of Jack H. Stokes, Deceased which is described in and secured by a Deed of Trust filed for record in the Office of the County Clerk of Hidalgo County, Texas under Clerk's Document Number 2008-1932614;
2. Visible and apparent easements on or across the subject property;
3. Rights of parties in possession;
4. Easements, rights-of-way, and prescriptive rights, whether of record or not;
5. All recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property;
6. Rights of adjoining owners in any walls and fences situated on a common boundary;
7. Any discrepancies, conflicts, or shortages an area or boundary lines;
8. Any encroachments or overlapping of improvements;
9. All rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of any Water Improvement District, Irrigation District, or other applicable governmental district, agency, or authority;
10. Taxes for the current year and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership;
11. The prior reservation or conveyance of all oil, gas, and other minerals previously reserved or conveyed by any parties having the right to do so;
12. All Easements, restrictions, set back lines, drainage swale requirements, and other matters shown on the plat of San Jacinto Estates No. 5, as shown on the plat thereof, filed for record in the Office of the County Clerk of Hidalgo County, Texas under Clerk's File Number 2012515; and
13. Subdivision Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas affecting the subject property.

For value received and to secure payment of the note, Grantor conveys the property to Trustee in trust. Grantor warrants and agrees to defend title to the property. If Grantor performs all the covenants and pays the note according to its terms, this deed of trust shall have no further effect, and Beneficiary shall release it at Grantor's expense.

Grantor and Beneficiary covenant and agree as follows:


1. **Payment.** Grantor shall pay when due the principal of, and interest on, the debt evidenced by the Note and any prepayment charges and late charges due under the Note. Payments due under the Note and this Deed of Trust shall be made in U.S. currency. However, if any check or other instrument received by Beneficiary as payment under the Note or this Deed of Trust is returned to Beneficiary unpaid, Beneficiary may

... with this Deed of Trust shall not be deemed to have been given to Beneficiary until actually received by Beneficiary. If any notice by this Deed of Trust is also required under Applicable Law, the Applicable Law requirement will satisfy the corresponding requirement in this Deed of Trust.

15. Tax and Insurance Reserve. Upon the written request of Beneficiary in Beneficiary's sole discretion at any time, Grantor agrees to create a fund or reserve for the payment of all insurance premium and/or taxes and assessments against or affecting the Property by paying to Beneficiary, with each installment payment under the Note prior to the maturity of the Note, a sum equal to: (i) the amount authorized to be escrowed under applicable federal law; or, if no federal law is applicable to maintaining escrow accounts with respect to the Property, (ii) (a) premiums that will next become due and payable on the hazard insurance policies covering the Property, or any part thereof, (b) plus, if Beneficiary so requests, taxes and assessments next due on the Property, or any part thereof, as estimated by Beneficiary, (c) plus, if Beneficiary so requests, all sums previously advanced by Beneficiary for taxes and/or insurance on the Property, (d) less all sums paid previously to Beneficiary therefor, divided by the number of installment payments to be made before one month prior to the date when such premiums, taxes and/or assessments will become delinquent; such sums to be held by Beneficiary, without interest, unless interest is required by applicable law, for the purpose of paying such premiums, taxes and/or assessments. Any excess reserve shall be handled as required by applicable federal law, or if federal law does not govern the disposition of such excess reserve, then at the discretion of Beneficiary, such excess reserve will be credited by Beneficiary on subsequent reserve payments or subsequent payments to be made on the note. Any deficiency shall be paid by Grantor to Beneficiary as required by applicable federal law, or if federal law does not apply to maintaining escrow accounts with respect the Property, before one month prior to the date when such premiums, taxes and assessments shall become delinquent. Unless prohibited by federal law, transfer of legal title to the Property shall automatically transfer the interest of Grantor in all sums deposited with Beneficiary under the provisions hereof or otherwise.

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

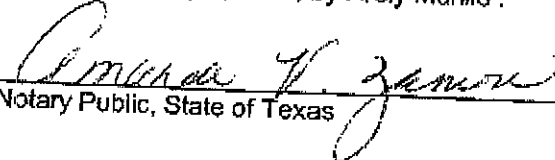
BY SIGNING BELOW, Grantor accepts and agrees to the terms and covenants contained in this Deed of Trust.

  
\_\_\_\_\_  
Arely Murillo

State of Texas  
County of Hidalgo

(Acknowledgment)

This instrument was acknowledged before me on the 17 day of April, 2010, by Arely Murillo.

  
\_\_\_\_\_  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

San Jacinto Enterprises, L.L.C.  
900 S. Stewart Rd., Suite 12  
Mission, Texas 78572

Software by ReMerge-It, LLC  
(956) 630-9401  
www.ReMerge-It.com



# Chapter 232 Texas LGC Application

APPLICATION NO:  
1-7979  
May. 3, 2011

COUNTY OF HIDALGO  
PLANNING DEPARTMENT  
1902 JOE STEPHENS WESLACO TX 78596  
TEL 968-4724 FAX 447-8612

S0669-05-000-0034-00

[ 1 ] OWNER: MURILLO, ARELY  
2300 NARANJO ST.  
MERCEDDES, TX. 78570  
Telephone No. 854-4367

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
SAN JACINTO EST. #5 LOT 34

[ 2 ] CONTRACTOR: SELF

LOCATION: 0

[ 3 ] WATER SYSTEM: N AL

[ 8 ] SEWAGE: EXIST

[ 4 ] PURPOSE OF APPLICATION: MOBILE HOMES  
44-MOBILE HOMES

[ 9 ] CONSTRUCTION TYPE: WOOD

[ 5 ] SIZE OF STRUCTURE: 728 Sq. Ft.

[ 10 ] EST. COST OF CONST.: \$5,000

[ 6 ] USE OF BUILDING: RESIDENTIAL MOBILE HOME

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

**Special Conditions: No construction allowed over any easements.**  
MUST COMPLY WITH ALL COUNTY, STATE, CITY, FEMA  
REGULATIONS FRONT 25' REAR 63' SIDE'S 6'

### FOR COUNTY USE ONLY APPLICATION FEES

OTHER \_\_\_\_\_  
TOTAL AMOUNT . . . . . **\$30.00**

Light [X] Water [X]

Flood Zone: NO  
Panel No. /Suffix: \_\_\_\_\_ Pct: 1

Community No.: \_\_\_\_\_

Certification of Elevation  
Required:  YES  NO  BFE

- A. Setbacks front, side & rear shall be in any deed restrictions.
- B. No more than one single family residence per lot.
- C. Applicant shall comply with all of the plat and/or deed restrictions and requirements affecting the lot.
- D. Permit fee shall be doubled for construction commencing or structures moved in prior to obtaining a permit.
- E. Applicant/owner states that no structures exist on this tract of land. If found in violation, permit may be revoked.

Prepared by \_\_\_\_\_ Date \_\_\_\_\_

Approved by \_\_\_\_\_ Date \_\_\_\_\_

Signature of Owner or Applicant \_\_\_\_\_ Date \_\_\_\_\_

### [ NOTICE ]

SEPARATE PERMITS ARE REQUIRED FOR SEPTIC TANKS. THIS PERMIT BECOMES NULL AND VOID 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 ANYTIME AFTER WORK IS COMMENCED.

I HEREBY CERTIFY THAT I HAVE 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 OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.



# PLANNING DEPARTMENT

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956-973-7850

Precinct No. 3 Substation  
2401 N. Moorefield Rd.  
Mission, TX 78572  
956-205-7045  
956-205-7049

Raul E. Sesin, P.E., CFM  
Planning Administrator

Precinct 1 2 3 4

Application No: 1-8009  
129

### 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: Janna Hernandez

Address: 3425 Stites Rd.  
Donna TX 78631

Phone: (956) 332-0375

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

Water Supplier: North Alamo Water

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

Account/ESI No.: 10032789477429787  
 Temporary Pole  Permanent Service

regarding the land described as:

1/2 acre Lot #12 Sunset Valley L-12

on \_\_\_\_\_, 20\_\_\_\_, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232.028(b):

Fill in "yes" or "no" in each blank

- 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;
- 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.

(Date approved 9-2-08);  
Alor Castillo  
(verified by Alor Castillo)  
5-23-2011  
The  
(verified by Jorge);  
5-23-2011  
The  
(verified by Jorge);  
(verified by Alor Castillo)

Alor Castillo  
Planning Department Authorized Signature

\_\_\_\_\_  
Hidalgo County Judge

\_\_\_\_\_  
Date

ATTEST:

\_\_\_\_\_  
Hidalgo County Clerk

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT

Rev. 02-19-10

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956-205-7045  
956-205-7049

Raul E. Sesin, P.E., CFM  
Planning Administrator

Precinct 1 2 3 4

Application No:

1-8007  
F-29

### 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: Joanna Hernandez  
Address: 3605 Stites Rd.  
Donna TX. 78537  
Phone: (956) 332-0375

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

Lot # 12 Sunset Valley L-12 3605 Stites Rd, Donna TX. 78537 Sunset Valley Subdivision

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

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

Joanna Hernandez 5/20/11  
Requesting Party (Signature) Date

#### ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) not

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

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

5-24-11  
Date

Alon V. Castillo  
County Official

(201)

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.

2176208

WARRANTY DEED WITH VENDOR'S LIEN

Date: January 28, 2011

Grantor: SANDOVAL DEVELOPMENT, L.P., a Texas Limited Partnership

Grantor's Address: 605 N. Main St., Suite C, Donna, Hidalgo County, TX 78537

Grantee: JOANNA HERNANDEZ and spouse, JOSE ARNULFO GARZA

Grantee's Address: 730 N. Billman Rd., Donna, Hidalgo County, TX 78537

Consideration: TEN DOLLARS (\$10.00) and other good and valuable consideration and the further consideration of a Note of even date herewith which is in the principal amount of TWENTY-SIX THOUSAND NINE HUNDRED DOLLARS (\$26,900.00), is executed by Grantee and is payable to the order of Grantor. The Note is secured by a vendor's lien retained in this deed and by a Deed of Trust of even date from Grantee to RICHARD S. TALBERT, Trustee.

Property (including any improvements): All of Lot 12, SUNSET VALLEY SUBDIVISION, an Addition to the City of Donna, Hidalgo County, Texas, according to the map recorded in Volume 55, Pages 180-182, Map Records 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:

1. Restrictive covenants dated December 17, 2010, filed under Document Number 2163616, Official Records and Volume 55, Pages 180-182, Map Records of Hidalgo County, Texas.
2. Statutory easements, rules, regulations and rights in favor of Donna Irrigation District Hidalgo County No. 1.
3. Minimum floor elevations, setback lines, easements and restrictions as shown on the map of Sunset Valley Subdivision, recorded in Volume 55, Pages 180-182, Map Records of Hidalgo County, Texas.
4. Easements for roads, laterals, canals, etc. as shown by instrument dated March 8, 1909, recorded in Volume 4, Page 542, Deed Records of Hidalgo County, Texas.
5. Blanket easement and agreement in favor of AEP Texas Central Company, a Texas Corporation, dated December 5, 2008, filed December 16, 2008 under Document Number 1954900 in the Official Records, Hidalgo County, Texas, to furnish, maintain and operate underground electric cables and other facilities as may appear upon the map attached thereto.
6. Mineral and/or royalty reservation contained in deed dated January 17, 1973, recorded in Volume 1349, Page 893, Deed Records of Hidalgo County, Texas.
7. Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.
8. Taxes for the year 2011 and subsequent years, the payment of which Grantee assumes.
9. This conveyance is made subject to and the Grantee herein does not assume payment of the unpaid balance of that certain indebtedness (the Prior Note) described in and secured by a Deed of Trust dated August 23, 2007, executed by SANDOVAL DEVELOPMENT, L.P., a Texas Limited Partnership, to M. V. McCarthy, Trustee, recorded on September 5, 2007, under Clerk's File No. 1802749, Official Records, Hidalgo County, Texas, but Grantor as well as any other owner and holder of Grantee's Note shall be obligated to pay any and all installments falling due thereon as and when due, and in the event of default in the payment of any such installment as and when due, then, so long as Grantee is not in default in the payment of Grantee's Note, or in default in the performance of the covenants of the Deed of Trust securing Grantee's Note, Grantor shall have the right to pay any such delinquent installment or installments on the Prior Note and to receive credit upon Grantee's Note for all sums so paid, and in such manner as Grantee shall direct, as of the date of such payment; provided further, Grantor shall be entitled to renew, extend or modify the terms of such Prior Note and all instruments securing same without the consent of Grantee. Grantor agrees to obtain a release of such liens upon payment in full of the Note hereby secured.

...and/or, 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 warranty.

The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute.

WITH THE EXCEPTION OF THE WARRANTY OF TITLE SET FORTH HEREIN, GRANTOR MAKES NO REPRESENTATION OR WARRANTY TO GRANTEE WITH RESPECT TO THE PROPERTY, THE FITNESS OR CONDITION OF THE PROPERTY FOR ITS INTENDED USE, COMPLIANCE WITH APPLICABLE LAW, RULES, REGULATIONS, ORDERS OR ORDINANCES OF GOVERNMENTAL AUTHORITY OR APPLICABLE INDUSTRY CODES, ACTUAL LOCATION OF IMPROVEMENTS, OR UTILITY EASEMENTS OR UTILITY LINES OR OTHERWISE WITH RESPECT TO THE PROPERTY. THE PROPERTY IS CONVEYED IN AS-IS, WHERE-IS CONDITION

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

SANDOVAL DEVELOPMENT, L.P., a Texas Limited Partnership

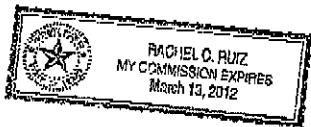
By: SANDOVAL OPERATIONS, L.C, General Partner

By: [Signature]  
JOSE T. SANDOVAL, Member

(ACKNOWLEDGMENT)

State of Texas  
County of Hidalgo

This instrument was acknowledged before me on the 28<sup>th</sup> day of January, 2011, by JOSE T. SANDOVAL, Member of SANDOVAL OPERATIONS, L.C, General Partner of SANDOVAL DEVELOPMENT, L.P., as the act and deed thereof.



[Signature]  
Notary Public, State of Texas

PREPARED BY:

Law Office of Richard S. Talbert  
612 S. Texas  
Weslaco, TX 78596-6222  
(956) 968-1578  
(956) 968-0698 (Fax)

File No. 6018

AFTER RECORDING RETURN TO:

Mrs. JoAnna Hernandez  
730 N. Billman Rd.  
Danna, TX 78537

### Chapter 232 Texas LGC Application

APPLICATION NO:  
1-8009  
May. 10, 2011

COUNTY OF HIDALGO  
PLANNING DEPARTMENT  
1902 JOE STEPHENS WESLACO TX 78596  
TEL 968-4724 FAX 447-8612

S7658-00-000-0012-00

[ 1 ] OWNER: HERNANDEZ, JOANNA & JOSE  
ARNULFO GARZA  
3605 STITES RD.  
DONNA, TX. 78537  
Telephone No. 332-0375

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
SUNSET VALLEY LOT 12

[ 2 ] CONTRACTOR: SELF

LOCATION: 0 VICTORIA & STITES RD

[ 3 ] WATER SYSTEM: N AL

[ 8 ] SEWAGE: EXIST

[ 4 ] PURPOSE OF APPLICATION: MOVED BUILDING  
29-RESIDENTIAL MOVE-IN/RELO.BUILD

[ 9 ] CONSTRUCTION TYPE: WOOD

[ 5 ] SIZE OF STRUCTURE: 1,023 Sq. Ft.

[ 10 ] EST. COST OF CONST.: \$5,000

[ 6 ] USE OF BUILDING: RES.ZONE-X

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

**Special Conditions: No construction allowed over any easements.**  
FRONT 50' SIDES 6' REAR 30' FINISH FLOOR OF ELEV.  
18 CENTER OF STREET.

#### FOR COUNTY USE ONLY APPLICATION FEES

OTHER \_\_\_\_\_  
TOTAL AMOUNT . . . . . **\$30.00**

Light [X] Water [X]

Flood Zone: NO  
Panel No. /Suffix: \_\_\_\_\_ Pct: 1

Community No.: \_\_\_\_\_

Certification of Elevation  
Required:  YES  NO  BFE

- A. Setbacks front, side & rear shall be in any deed restrictions.
- B. No more than one single family residence per lot.
- C. Applicant shall comply with all of the plat and/or deed restrictions and requirements affecting the lot.
- D. Permit fee shall be doubled for construction commencing or structures moved in prior to obtaining a permit.
- E. Applicant/owner states that no structures exist on this tract of land. If found in violation, permit may be revoked.

Prepared by \_\_\_\_\_ Date \_\_\_\_\_

Approved by \_\_\_\_\_ Date \_\_\_\_\_

Signature of Owner or Applicant \_\_\_\_\_ Date \_\_\_\_\_

### [ NOTICE ]

SEPARATE PERMITS ARE REQUIRED FOR SEPTIC TANKS. THIS PERMIT BECOMES NULL AND VOID 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 ANYTIME AFTER WORK IS COMMENCED.

I HEREBY CERTIFY THAT I HAVE 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 OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.



# PLANNING DEPARTMENT

Rev. 02-19-08

## County of Hidalgo

Main Office  
1304 South 25<sup>th</sup> 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

Raul E. Sesin, P.E., CFM  
Planning Administrator

Application No:

Precinct 1 2 3 4  
1-8046  
C-25

### 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: Guadalupe Cepeda

Address: 425 - Yazmin st  
Donna TX  
78537

Phone: (956) 776-5926

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
		<u>[Signature]</u>
Inspection/Permit No:		<u>45218</u>
Date Approved:	<u>1 / 1</u>	<u>5 / 23 / 2011</u>

Water Supplier: N/A

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

Account/ESI No.: 157452-004  
 Temporary Pole  Permanent Service

regarding the land described as: Goodie Meadows #1 U. 56

on \_\_\_\_\_, 20\_\_\_\_, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

- 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;
- 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) 6-07-11

(verified by) [Signature]

(verified by) [Signature] Jan 5-23-11

(verified by) [Signature] Jan 5-23-11

(verified by) [Signature]

[Signature]  
Planning Department Authorized Signature

\_\_\_\_\_  
Hidalgo County Judge

\_\_\_\_\_  
Date

ATTEST: \_\_\_\_\_  
Hidalgo County Clerk

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT

Rev. 02-19-10

## County of Hidalgo

Main Office  
1304 South 25<sup>th</sup> 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

Raul E. Sesin, P.E., CFM  
Planning Administrator

Application No: 1-8040  
1-25

Precinct 1 2 3 4

### 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: Guadalupe Cepeda

Address: 425 Yazmin st

Donna TX 78537

Phone: (956) 776-5926

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

Brook Meadows #1 Lot 54.

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

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

Guadalupe Cepeda  
Requesting Party (Signature)

5-20-11  
Date

#### ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) pmr.

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

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

5-24-11  
Date

Raul E. Castillo  
County Official

DEED OF TRUST

COPY

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: April 28, 2009

Grantor: Arturo Florentino Cano  
Guadalupe Cepeda

Grantor's Mailing Address (including county):

6007 S. Azul Lane  
Pharr, TX 78577  
Hidalgo County, TX

Trustee: Alan Monroe

Trustee's Mailing Address (including county):

208 W. Cano  
Edinburg, TX 78539  
Hidalgo County, Texas

Beneficiary: RCI Development-Wisconsin, Ltd

Beneficiary's Mailing Address (including county):

2614 Freddy Gonzalez  
Edinburg, Texas 78539  
Hidalgo County, Texas

Note(s):

Date: April 28, 2009

Amount: Twenty Six Thousand Four Hundred and No/100 (\$26,400.00)

Maker: Arturo Florentino Cano  
Guadalupe Cepeda

Payee: RCI Development-Wisconsin, Ltd

Final Maturity Date: As provided in the Note(s)

Terms of Payment: As provided in the Note(s)

Property (including any improvements):

Lot Number(s) 56, Goolie Meadows Phase I, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 53, Page 76-78, Map Records, Hidalgo County, Texas.

Prior Lien(s) (including recording information):

A lien securing a promissory note (the "Prior Note") dated September 01, 2006, in the original principal amount of One Million Four Hundred Twenty-five Thousand and 00/100 Dollars (\$1,425,000.00), payable to the order of First National Bank, 7201 North 10th Street, McAllen, Texas 78504, (956) 664-4740, which

DEED OF TRUST (Continued)

(Acknowledgment)

STATE OF TEXAS  
County of HIDALGO

This instrument was acknowledged before me on the 2 day of May, 2009, by Arturo  
Florentino Cano



State of TEXAS  
County of HIDALGO

Tasha M Yanez  
Notary Public, State of TEXAS

This instrument was acknowledged before me on the 2 day of May, 2009 by Guadalupe  
Cepeda

Tasha M Yanez  
Notary Public, State of TEXAS

AFTER RECORDING RETURN TO:  
RCI Development-Wisconsin, Ltd  
2614 Freddy Gonzalez  
Edinburg, Texas 78539



Initial A.F.C  
G.C

# Chapter 232 Texas LGC Application

APPLICATION NO:  
1-8046  
May. 20, 2011

COUNTY OF HIDALGO  
PLANNING DEPARTMENT  
1902 JOE STEPHENS WESLACO TX 78596  
TEL 968-4724 FAX 447-8612

G5975-01-000-0056-00

[ 1 ] OWNER: FLORENTINO, ARTURO CANO &  
GUADALUPE CEPEDA  
425 JASMIN ST.  
DONNA, TX. 78537  
Telephone No. 776-5926

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
GOOLIE MEADOWS #1 LOT 56

[ 2 ] CONTRACTOR: SELF

LOCATION: 0 VALVERDE & NOLANA

[ 3 ] WATER SYSTEM: N AL

[ 8 ] SEWAGE: EXIST

[ 4 ] PURPOSE OF APPLICATION: NEW RESIDENCE  
25-RESIDENTIAL NEW SINGLE DWELLING

[ 9 ] CONSTRUCTION TYPE: BLOC

[ 5 ] SIZE OF STRUCTURE: 1,584 Sq. Ft.

[ 10 ] EST. COST OF CONST.: \$28,000

[ 6 ] USE OF BUILDING: RES.ZONE-C

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

**Special Conditions: No construction allowed over any easements.**

MUST COMPLY WALL REGULATIONS & SETBACKS  
FRONT 25' SIDE'S 6' REAR 15' FINISH FLOOR OF ELEV.  
18" NATURAL GROUND.

### FOR COUNTY USE ONLY APPLICATION FEES

Floro O. Castillo 5-20-11  
Prepared by Date

OTHER \_\_\_\_\_  
TOTAL AMOUNT \$30.00

Jonathan Estrada 5-12-11  
Approved by Date

Light [X] Water [X]  
Flood Zone: NO Panel No. /Suffix: 480324 Pct: 1  
Community No.: 480324  
Certification of Elevation Required:  YES  NO  BFE

Guadalupe Cepeda 5-20-11  
Signature of Owner or Applicant Date

- A. Setbacks front, side & rear shall be in any deed restrictions.
- B. No more than one single family residence per lot.
- C. Applicant shall comply with all of the plat and/or deed restrictions and requirements affecting the lot.
- D. Permit fee shall be doubled for construction commencing or structures moved in prior to obtaining a permit.
- E. Applicant/owner states that no structures exist on this tract of land. If found in violation, permit may be revoked.

### [ NOTICE ]

SEPARATE PERMITS ARE REQUIRED FOR SEPTIC TANKS. THIS PERMIT BECOMES NULL AND VOID 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 ANYTIME AFTER WORK IS COMMENCED.

I HEREBY CERTIFY THAT I HAVE 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 OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.





# PLANNING DEPARTMENT

Rev. 02-19-10

## County of Hidalgo

Main Office  
1304 South 25<sup>th</sup> 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

Precinct 1 2 3 4

Raul E. Sesin, P.E., CFM  
Planning Administrator

Application No: 2-1238

### 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: ROGERIO SALINAS |  
Address: 1503 DENISE ST |  
ALAMO TX 78516 |  
Phone: 956-624-4906 |

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

LOT 28, SOUTH<sup>side</sup> VILLAGE SUBDIVISION |

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

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

Rogerio Salinas | 5-18-11  
Requesting Party (Signature) | Date

#### ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

05/24/11  
Date

[Signature]  
County Official

Notice of confidentiality rights: If you are a natural person, you may remove or strike any 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.

**TAX RESALE DEED**

2048299

STATE OF TEXAS

X

X

**KNOW ALL MEN BY THESE PRESENTS**

COUNTY OF HIDALGO

X

That Pharr-San Juan-Alamo Independent School, South Texas College, South Texas Independent School District, and Hidalgo County, acting through the presiding officer of its governing body, hereunto duly authorized by resolution and order of each respective governing body which is duly recorded in their official Minutes, hereinafter called grantors,

**ROGELIO SALINAS  
1103 ROBIN ST.  
ALAMO, TEXAS 78516**

hereinafter called grantee(s), the receipt of which is acknowledged and confessed, has quitclaimed and by these presents do quitclaim unto said grantee(s) all of the right, title and interest of grantor and all other taxing units interested in the tax foreclosure judgment against the property herein described, acquired by tax foreclosure sale heretofore held under Cause No. T-495-06-I; Pharr-San Juan-Alamo Independent School District, South Texas College and Hidalgo County vs Apolinar Banda a/k/a Apolinar Guevara Banda, et al, in the district court of said county, said property being located in Hidalgo County, Texas, and described as follows:

**LOT 28, SOUTH VILLAGE SUBDIVISION, AN ADDITION TO THE CITY OF ALAMO, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 22, PAGE 141, MAP RECORDS OF HIDALGO COUNTY, TEXAS**

TO HAVE AND TO HOLD the said premises, together with all and singular the rights, privileges, and appurtenances thereto in any manner belonging unto the said grantee(s), their heirs and assigns forever, so that neither the grantors, nor any other taxing unit interested in said tax foreclosure judgment, nor any person claiming under it and them, shall at any time hereafter have, claim or demand any right or title to the aforesaid premises or appurtenances, or any part thereof.

SUBJECT however to the following covenant, condition and restrictions:

IN TESTIMONY WHEREOF Pharr-San Juan-Alamo Independent School District has caused these presents to be executed this 25th day of September, 2009.

PHARR-SAN JUAN-ALAMO  
INDEPENDENT SCHOOL

BY: Pete Garcia  
Pete Garcia  
Board President

STATE OF TEXAS

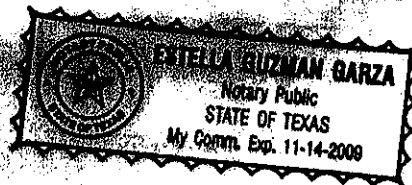
X

COUNTY OF HIDALGO

X

This instrument was acknowledged before me on this 28th day of September, 2009, by Pete Garcia, Board President of Pharr-San Juan-Alamo Independent School District.

Estrella Guzman Garza  
Notary Public, State of Texas  
Commission Expires: 11/14/09



# Chapter 232 Texas LGC Application

APPLICATION NO:  
2-1238  
Sep. 16, 2010

COUNTY OF HIDALGO  
PLANNING DEPARTMENT  
1304 S. 25th Ave EDINBURG TX 78539  
TEL 318-2840 FAX 318-2844

S5070-00-000-0028-00

[ 1 ] OWNER: SALINAS, ROGELIO  
1103 ROBIN ST.  
ALAMO, TX. 78516  
Telephone No. 781-0868

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
SOUTHSIDE VILLAGE LOT 28

LOCATION: 0 RANCHO BLANCO & ALAMO

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: PUBLI

[ 3 ] WATER SYSTEM: MILI

[ 9 ] CONSTRUCTION TYPE: WOOD

[ 4 ] PURPOSE OF APPLICATION: MOBILE HOMES  
20- MOBILE HOMES

[10] EST. COST OF CONST.: \$1,500

[ 5 ] SIZE OF STRUCTURE: 240 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

[ 6 ] USE OF BUILDING: RES.ZONE-B

**Special Conditions: No construction allowed over any easements.**  
MUST COMPLY W/ALL REGULATIONS & SETBACKS  
FRONT 25' SIDE'S 6' REAR 10' FINISH FLOOR OF ELEV.

## FOR COUNTY USE ONLY APPLICATION FEES

OTHER \_\_\_\_\_  
TOTAL AMOUNT . . . . . **\$30.00**

Light [X] Water [X]

Flood Zone: NO  
Panel No. /Suffix: \_\_\_\_\_ Pct: 2

Community No.: \_\_\_\_\_

Certification of Elevation  
Required:  YES  NO  BFE

- A. Setbacks front, side & rear shall be in any deed restrictions.
- B. No more than one single family residence per lot.
- C. Applicant shall comply with all of the plat and/or deed restrictions and requirements affecting the lot.
- D. Permit fee shall be doubled for construction commencing or structures moved in prior to obtaining a permit.
- E. Applicant/owner states that no structures exist on this tract of land. If found in violation, permit may be revoked.

Prepared by \_\_\_\_\_ Date \_\_\_\_\_

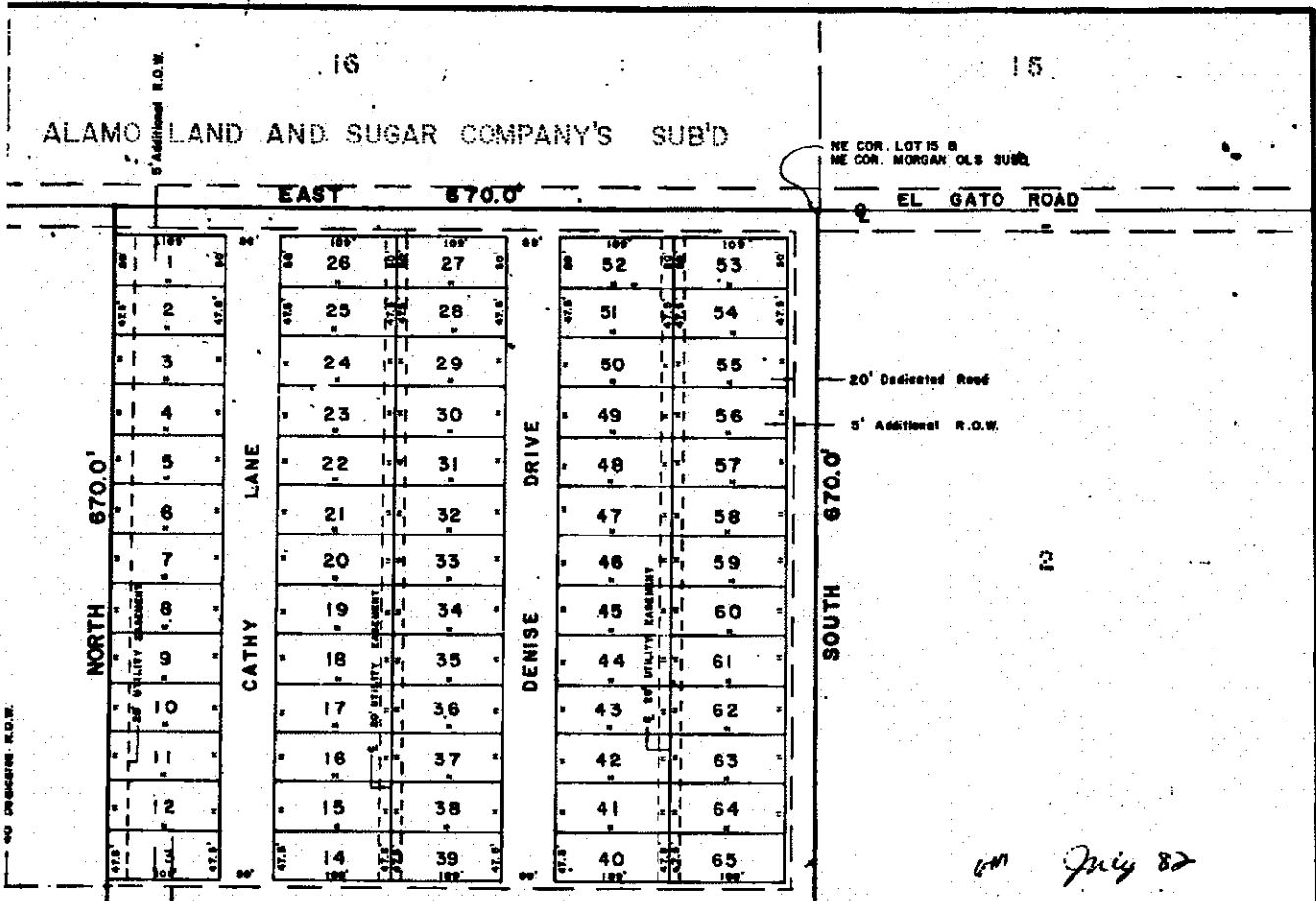
Approved by \_\_\_\_\_ Date \_\_\_\_\_

Signature of Owner or Applicant \_\_\_\_\_ Date \_\_\_\_\_

### [ NOTICE ]

SEPARATE PERMITS ARE REQUIRED FOR SEPTIC TANKS. THIS PERMIT BECOMES NULL AND VOID 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 ANYTIME AFTER WORK IS COMMENCED.

I HEREBY CERTIFY THAT I HAVE 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 OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.



NE COR. LOT 15 B  
NE COR. MORGAN OLS SUBD

20' Dedicated Road  
5' Additional R.O.W.

July 82  
Morgan

2466-1

MORGAN OLSON SUB'D

SOUTHSIDE VILLAGE

BEING A 10.3 ACRE MOBILE HOME SUBDIVISION  
OUT OF LOTS 13 AND 15, MORGAN OLSON SUB'D.  
HIDALGO COUNTY, TEXAS

SCALE: 1" = 100' DATE: 12-14-81

Recorded in Book 22 Page 141  
of the map records of Hidalgo  
County, Texas  
Molden and Hunt, Inc.  
County Surveyors

CHECKED FOR DRAINAGE  
BY: *Wal O. Ram*

APPROVED  
FOR RECORDING  
Hidalgo Co. Right of Way Dept.  
By: *[Signature]*  
Date: 1-16-82

*[Handwritten signature]*

STATE OF TEXAS  
COUNTY OF CAMERON

MOBILE HOME SALES INC., OWNER OF THE LAND SHOWN ON  
INSIDE VILLAGE SUB'D, A SUBDIVISION TO THE  
IS SUBSCRIBED HERETO, HEREBY DEDICATE TO  
IS OF WAY AND EASEMENTS THEREON SHOWN  
IN EXPRESSED.

*Earl R. Tidwell*  
EARL R. TIDWELL - TRUSTEE

*Henry A. Willis*  
REGISTERED PUBLIC SURVEYOR  
REG. NO. 3840  
WILLMS ENGINEERING



I, THE UNDERSIGNED, A REGISTERED PUBLIC SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY  
THAT THIS PLAN IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE  
PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT PROPER ENGINEERING CONSIDERATION  
HAS BEEN GIVEN THIS PLAN.

I, ON THIS DAY PERSONALLY APPEARED EARL  
IN WHOSE NAME IS SUBSCRIBED TO THE FORE-  
THAT HE EXECUTED THE SAME FOR THE PURPOSES

WE 9th DAY OF March, 1982  
*[Signature]*  
NOTARY PUBLIC  
COUNTY OF HIDALGO

STATE OF TEXAS  
COUNTY OF HIDALGO

I, SANTOS SALDANA, CLERK OF THE COUNTY COURT IN AND FOR SAID COUNTY, DO HEREBY CERTIFY  
THAT THE FOREGOING INSTRUMENT DATED THE \_\_\_ DAY OF \_\_\_, 1981, WITH THE  
CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE \_\_\_ DAY OF  
\_\_\_, 1981, AT \_\_\_ O'CLOCK \_\_\_ AND DUTY RECORDED THE  
DAY OF \_\_\_, 1981, AT \_\_\_ O'CLOCK \_\_\_, IN THE MAP RECORDS OF  
SAID COUNTY, \_\_\_.

WITNESS MY HAND AND SEAL OF COUNTY COURT IN AND FOR SAID COUNTY, AT OFFICE IN  
EDDINGS, TEXAS, THE DAY AND YEAR LAST ABOVE WRITTEN.



# PLANNING DEPARTMENT

Rev. 02-19-10

## County of Hidalgo

Main Office  
1304 South 25<sup>th</sup> 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

Precinct 1 2 3 4

Raul E. Sesin, P.E., CFM  
Planning Administrator

Application No: 4-10011

### 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: Irma Gooch c/o  
Jose Chavez  
Address: 8053 E. Texas Rd.  
Edinburg, TX 78542  
Phone: (956) 239-5413

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
<u>[Signature]</u>	<u>[Signature]</u>	
Inspection/Permit No:		
Date Approved:	<u>5/20/11</u>	<u>1/1</u>

Water Supplier: N/A  
Utility Provider:  M.V.E.C.  AEP  
Account/ESI No.: N/A  
 Temporary Pole  Permanent Service

regarding the land described as: Will's Sub. #2 Lot# 1

on \_\_\_\_\_, 20\_\_\_\_, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

Fill in "yes" or "no" in each blank

- yes A plat has been prepared;
- 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 05-01-11;  
Maria Cepeda)  
(verified by [Signature];  
Roberto Hernandez 5-20-11)  
(verified by [Signature];  
Roberto Hernandez 5-20-11)  
(verified by [Signature];  
Maria Cepeda)  
(verified by [Signature];

[Signature]  
Planning Department Authorized Signature

\_\_\_\_\_  
Hidalgo County Judge

\_\_\_\_\_  
Date

ATTEST:

\_\_\_\_\_  
Hidalgo County Clerk

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT

Rev. 02-19-10

## County of Hidalgo

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Edinburg, Texas 78542  
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2401 N. Moorefield Rd.  
Mission, TX 78572  
956-205-7045  
956-205-7049

Raul E. Sesin, P.E., CFM  
Planning Administrator

Precinct 1 2 3 4

Application No: 4-10011

### 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: Irma Booch c/o Jose Chavez

Address: 8053 E. Texas Rd.

Edinburg, TX 78542

Phone: (956) 239-5413

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

Will's Sub # 2 Lot # 1

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

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

[Signature] 5-20-11  
Requesting Party (Signature) Date

#### ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

05/24/11  
Date

[Signature]  
County Official

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 GIFT DEED

Date: April 15, 2011

Grantor: JOSE CHAVEZ and EMMA V. CHAVEZ, husband and wife

Grantor's Mailing Address:

JOSE CHAVEZ and EMMA V. CHAVEZ  
8053 TEXAS ROAD  
EDINBURG, TEXAS 78542  
HIDALGO COUNTY

Grantee: IRMA GOOCH, a single person and  
LESLIE N. GOOCH, a single person,  
as their separate property and estate

Grantee's Mailing Address:

IRMA GOOCH  
8053 TEXAS ROAD  
EDINBURG, TEXAS 78542  
HIDALGO County

LESLIE N. GOOCH  
8053 TEXAS ROAD  
EDINBURG, TEXAS 78542  
HIDALGO County

Consideration:

For the love of, and affection that we bare onto my daughter, IRMA GOOCH and my granddaughter, LESLIE N. GOOCH.

**COPY**

**Property (including any improvements):**

**LOT 1, WILLS SUBDIVISION NO. 2, HIDALGO COUNTY, TEXAS, ACCORDING TO MAP THEREOF RECORDED IN VOLUME 39, PAGE 184, MAP RECORDS OF HIDALGO COUNTY, TEXAS**

**Reservations From and Exception to Conveyance and Warranty:**

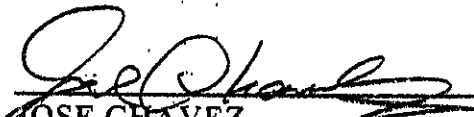
- a. Right of Way Easement granted by Orville C. Will and wife, Nellie B. Wills to Texas Eastern Transmission, by instrument dated June 28, 1956, recorded in Volume 866, Page 302, deed records of Hidalgo County, Texas;
- b. Right of Way Easements granted to Texas Eastern Transmission Corporation, by instrument dated November 12, 1956, recorded in Volume 877, Page 15, Deed Records of Hidalgo County, Texas;
- c. A fifteen foot (15') Easement to North Alamo Water Supply Corporation along the North and South sided of subject property as shown on plat recorded in Volume 39, Page 184. Map records of Hidalgo County, Texas;
- d. A fifteen foot (15') Utility and Electrical Easement along the West side subject Property as shown on plat recorded in Volume 39, Page 184, Map Records of Hidalgo County, Texas;
- e. A ten foot (10') Utility and Electrical Easement along the East side of subject Property as shown on plat recorded in Volume 39, Page 184, Map Records of Hidalgo County, Texas;
- f. A fifteen foot (15') Irrigation Easement along the South side of subject property as shown on plat recorded in Volume 39, Page 184, Map Records of Hidalgo County, Texas;
- g. Easements, rights, rules and regulations in favor of Hidalgo County Irrigation District No. 2;
- h. Easements or claims of easements, which are of public records;
- i. A thirty foot (30') Minimum Sethack Line along the front of said property as shown on plat recorded in Volume 39, Page 184, Map Records of Hidalgo County, Texas;
- j. A forty foot (40') Minimum Setback Line along the rear of said property as shown on plat recorded in Volume 39, Page 184, Map Records of Hidalgo County, Texas;

- k. A ten foot (10') Minimum Setback Line along the sides of said property as shown on the plat recorded in Volume 39, Page 184, Map records of Hidalgo County, Texas;
- k. Oil and Gas Lease dated June 18, 1951, from Orville G. Wills, et ux to Sinclair Oil & Gas Co. recorded in Volume 118, Page 397, Oil and Gas Lease Records of Hidalgo County, Texas. Title to said Lease not checked subsequent to date of aforesaid instrument;
- l. Declaration of Units dated February 2, 1956, recorded in Volume 183, Page 427, Oil and Gas Records of Hidalgo County, Texas.

Any and all restrictions, covenants, assessments, reservations, outstanding mineral interest held by third parties, conditions, and easements, if any, relating to the hereinabove described property, but only to the extent they are still in effect and shown of record in the hereinabove mentioned County and State or to the extent that they are apparent upon reasonable inspection of the property; and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent they are still in effect and relating to the hereinabove described property.

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

  
JOSE CHAVEZ

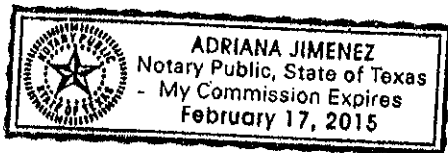
  
EMMA V. CHAVEZ

\*\*\*\*\*

STATE OF TEXAS )

COUNTY OF HIDALGO )

This instrument was acknowledged before me on April 15, 2011, by JOSE CHAVEZ and EMMA V. CHAVEZ.



*Adriana Jimenez*  
NOTARY PUBLIC,  
STATE OF TEXAS

\*\*\*\*\*

PREPARED IN THE OFFICE OF:

JIMENEZ JUSTICE CENTER  
Attorneys and Counselors  
815 East Ferguson Avenue  
Pharr, Texas 78577  
Tel: (956) 702-3355  
Fax: (956) 702-3399

AFTER RECORDING RETURN TO:

JIMENEZ JUSTICE CENTER  
Attorneys and Counselors  
815 East Ferguson Avenue  
Pharr, Texas 78577  
Tel: (956) 702-3355  
Fax: (956) 702-3399

LIMITED POWER OF ATTORNEY

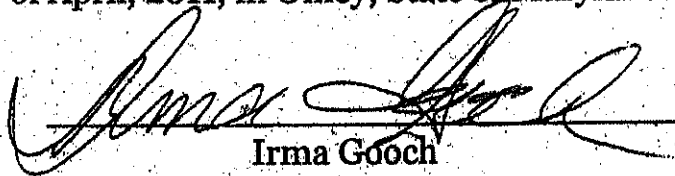
I, IRMA GOOCH, currently residing at 18705 Bloomfield Road in Olney, Montgomery County, Maryland 20832, authorize and empower my father, José Chavez, residing at 8053 E. Texas Road in Edinburg, Hidalgo County, Texas 78542, to act for me, on my behalf and for my benefit, to perform all acts necessary to obtain water service for all real property owned by me in Hidalgo County, Texas, including real property on and adjoining E. Texas Road in Edinburg, Texas.

The acts necessary to secure water service shall include, by way of example and not by way of limitation, the signing of my name to any and all documents necessary for the obtaining and installation of water meters for such property.

The powers conferred on José Chavez by this Limited Power of Attorney may be exercisable by José Chavez alone, and his signature or acts under the authority granted by this Limited Power of Attorney may be accepted by any third person or organization as fully authorized by me, and with the same force and effect as if I were personally present, competent, and acting on my own behalf.

No person or organization who relies on this Limited Power of Attorney or any representation José Chavez makes regarding his authority to act for me, as described herein, shall incur any liability to me or to my estate, heirs, successors or assigns because of such reliance on this Limited Power of Attorney or on any such representation by José Chavez.

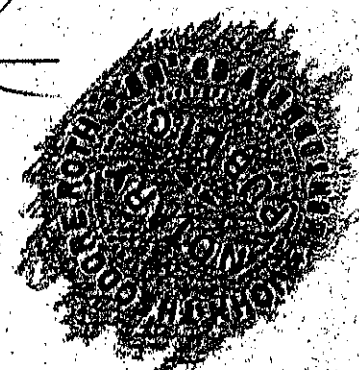
Executed this 21st day of April, 2011, in Olney, State of Maryland.

  
Irma Gooch

NOTARIZATION

State of Maryland

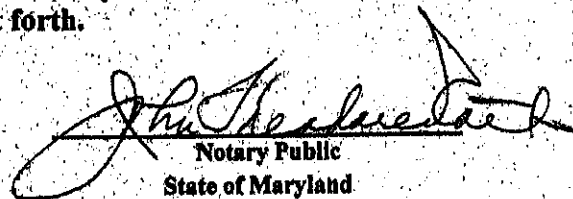
County of Montgomery



On this 21st day of April in the year 2011, before me, a Notary Public in and for the aforesaid County and State, duly commissioned and sworn, personally appeared IRMA GOOCH, personally known to me to be the person whose name is subscribed to in the above writing, titled "Limited Power of Attorney," and acknowledged to me that she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the State and County and on the date hereinabove set forth.

My Commission expires August 1, 2014

  
Notary Public  
State of Maryland

Chapter 232 Texas LGC Application

APPLICATION NO: 4-10611 May. 11, 2011

COUNTY OF HIDALGO PLANNING DEPARTMENT 1304 S. 25th Ave EDINBURG TX 78539 TEL 318-2840 FAX 318-2844

W6110-02-000-0001-00

[ 1 ] OWNER: IRMA GOOCH 8053 TEXAS RD EDINBURG TX 18705 BLOOMFIELD RD OLNEY MD. 20832 Telephone No. 239-5413

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION WILL'S #2 LOT 1 #301-802-4608



LOCATION: 0

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: INSTA

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: BRIC

[ 4 ] PURPOSE OF APPLICATION: NEW RESIDENCE 25- RESIDENTIAL NEW SINGLE DWELLING

[ 10 ] EST. COST OF CONST.: \$80,000

[ 5 ] SIZE OF STRUCTURE: 3,274 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA: YES NO (with checkmark under NO)

[ 6 ] USE OF BUILDING: RES. ZONE-X

Special Conditions: No construction allowed over any easements. MUST COMPLY WITH COUNTY SETBACKS & REGULATIONS FRONT 30' REAR 40' SIDES 10' MINIMUM ELEV. 18" ABOVE CENTERLINE OF STREET

FOR COUNTY USE ONLY APPLICATION FEES

OTHER TOTAL AMOUNT \$30.00

Prepared by [Signature] Date 5-11-11

Light [X] Water [X]

Approved by [Signature] Date 5-10-11

Flood Zone: NO Panel No. /Suffix: 0325C Pct: 4

Community No.: 480334

Certification of Elevation Required: YES NO BFE (with checkmark under NO)

Signature of Owner or Applicant [Signature] Date 5-11-11

- A. Setbacks front, side & rear shall be in any deed restrictions. B. No more than one single family residence per lot. C. Applicant shall comply with all of the plat and/or deed restrictions and requirements affecting the lot. D. Permit fee shall be doubled for construction commencing or structures moved in prior to obtaining a permit. E. Applicant/owner states that no structures exist on this tract of land. If found in violation, permit may be revoked.

[ NOTICE ]

SEPARATE PERMITS ARE REQUIRED FOR SEPTIC TANKS. THIS PERMIT BECOMES NULL AND VOID 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 ANYTIME AFTER WORK IS COMMENCED.

I HEREBY CERTIFY THAT I HAVE 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 OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.





# PLANNING DEPARTMENT

Rev. 02-19-10

## County of Hidalgo

Main Office  
1304 South 25<sup>th</sup> 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

Precinct 1 2 3 4

Raul E. Sesin, P.E., CFM  
Planning Administrator

Application No: 4-10041

### 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: Heriberto & Leticia Leandro

Address: 23501 Goldwing Way  
Edcouch TX 78538

Phone: 956-756-1689

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

lot 9 Angle Subdivision

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

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

Leticia Leandro  
Requesting Party (Signature)

5/18/11  
Date

#### ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

05/27/11  
Date

[Signature]  
County Official

# DEED OF TRUST

Date: March 8, 2010

Grantor: Heriberto Leandro and Leticia Leandro  
Grantor's Mailing Address (including county):  
P.O. Box 508  
La Villa, Texas 78562  
Hidalgo County, Texas

Trustee: Robert Geissler  
Trustee's Mailing Address (including county):  
323 Nolana  
McAllen, Texas 78504  
Hidalgo County, Texas

Beneficiary: B & B Enterprises, a Texas General Partnership and Vicki B. Shields  
Beneficiary's Mailing Address:  
P.O. Box 226  
Hargill, Texas 78549

Note:

Date: March 8, 2010  
Amount: Fifty-Two Thousand Nine Hundred and 0/100 Dollars (\$52,900.00)  
Maker: Heriberto Leandro and Leticia Leandro

Payee: B & B Enterprises, a Texas General Partnership and Vicki B. Shields

Property (including any improvements):

Lot(s) 9, Angle Subdivision, as shown by the map or plat thereof recorded in Volume 51, Pages 109-110, Map Records of Hidalgo County, Texas

Other Exceptions to Conveyance and Warranty:

1. Visible and apparent easements on or across the subject property;
2. Rights of parties in possession;
3. Easements, rights-of-way, and prescriptive rights, whether of record or not;
4. All recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property;
5. Rights of adjoining owners in any walls and fences situated on a common boundary;
6. Any discrepancies, conflicts, or shortages an area or boundary lines;
7. Any encroachments or overlapping of improvements;
8. All rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of any Water Improvement District, Irrigation District, or other applicable governmental district, agency, or authority;
9. Taxes for the current year and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership;
10. The prior reservation or conveyance of all oil, gas, and other minerals previously reserved or conveyed by any parties having the right to do so;
11. All Easements, restrictions, set back lines, drainage swale requirements, and other matters shown on the plat of Angle Subdivision, as shown on the plat thereof, recorded in Volume 51, Pages 109-110, Map records of Hidalgo County, Texas; and
12. Subdivision Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas affecting the subject property.

For value received and to secure payment of the note, Grantor conveys the property to Trustee in trust. Grantor warrants and agrees to defend title to the property. If Grantor performs all the covenants and pays the note according to its terms, this deed of trust shall have no further effect, and Beneficiary shall release it at Grantor's expense.

Grantor and Beneficiary covenant and agree as follows:

1. **Payment.** Grantor shall pay when due the principal of, and interest on, the debt evidenced by the Note and any prepayment charges and late charges due under the Note. Payments due under the Note and this Deed of Trust shall be made in U.S. currency. However, if any check or other instrument received by Beneficiary as payment under the Note or this Deed of Trust is returned to Beneficiary unpaid, Beneficiary may require that any or all subsequent payments due under the Note and this Deed of Trust be made in one or more of the following forms, as selected by Beneficiary: (a) cash; (b) money order; (c) certified check, bank check, treasurer's check or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality, or entity; or (d) Electronic Funds Transfer.

Payments are deemed received by Beneficiary when received at the location designated in the Note or at such other location as may be designated by Beneficiary. Beneficiary may return any payment or partial payment if the payment or partial payments are insufficient to bring the Note current. Beneficiary may accept any payment or partial payment insufficient to bring the Note current, without it constituting a waiver of any rights hereunder or prejudice to its rights to refuse such payment or partial payments in the future, but Beneficiary is not obligated to apply such payments at the time such payments are accepted. Beneficiary need not pay interest on unapplied funds. Beneficiary may hold such unapplied funds until Grantor makes payment

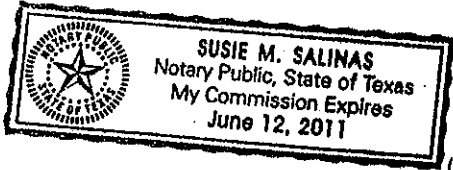
Heriberto Leandro  
Heriberto Leandro

Leticia Leandro  
Leticia Leandro

(Acknowledgment)

State of Texas  
County of Hidalgo

This instrument was acknowledged before me on the 8<sup>th</sup> day of March, 2010, by Heriberto Leandro.

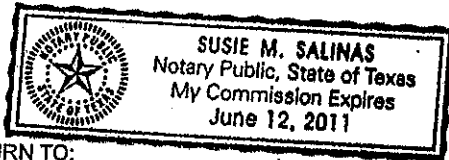


(Acknowledgment)

Susie M. Salinas  
Notary Public, State of Texas

State of Texas  
County of Hidalgo

This instrument was acknowledged before me on the 8<sup>th</sup> day of March, 2010, by Leticia Leandro.



Susie M. Salinas  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

B & B Enterprises and Vicki B. Shields  
P.O. Box 226  
Hargill, Texas 78549

Software by ReMerge-It, LLC  
(956) 630-9401  
[www.ReMerge-It.com](http://www.ReMerge-It.com)



# Chapter 232 Texas LGC Application

APPLICATION NO:  
4-10641  
May. 18, 2011

COUNTY OF HIDALGO  
PLANNING DEPARTMENT  
1304 S. 25th Ave EDINBURG TX 78539  
TEL 318-2840 FAX 318-2844

A8533-00-000-0009-00

[ 1 ] OWNER: LEANDRO, HERIBERTO & LETICIA  
  
23501 GOLDWING WAY  
EDCOUCH, TX. 78538  
Telephone No. 756-1689

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
ANGEL LOT 09

LOCATION: 0 2812 & B. RAMIREZ

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: EXIST .

[ 3 ] WATER-SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: WOOD

[ 4 ] PURPOSE OF APPLICATION: NEW RESIDENCE  
25- RESIDENTIAL NEW SINGLE DWELLING

[ 10 ] EST. COST OF CONST.: \$5,000

[ 5 ] SIZE OF STRUCTURE: 400 Sq. Ft.


[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

[ 6 ] USE OF BUILDING: RES. ZONE X

**Special Conditions: No construction allowed over any easements.**

MUST COMPLY W/ALL COUNTY SETBACKS & REG.  
FRONT 40' REAR 40' N. SIDE 15' S.SIDE 25'  
FINISH FLOOR ELEV. 18" ABOVE NATURAL GROUND

**FOR COUNTY USE ONLY  
APPLICATION FEES**

  
\_\_\_\_\_  
Prepared by

5 / 18 / 11  
\_\_\_\_\_  
Date

Aaron Hernandez  
\_\_\_\_\_  
Approved by

4 / 30 / 11  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Signature of Owner or Applicant

5 / 18 / 11  
\_\_\_\_\_  
Date

OTHER \_\_\_\_\_  
TOTAL AMOUNT . . . . . \$30.00

Light [X] Water [X]

Flood Zone: NO  
Panel No. /Suffix: \_\_\_\_\_ Pct: 4

Community No.: \_\_\_\_\_

Certification of Elevation  
Required:  YES  NO  BFE

- A. Setbacks front, side & rear shall be in any deed restrictions.
- B. No more than one single family residence per lot.
- C. Applicant shall comply with all of the plat and/or deed restrictions and requirements affecting the lot.
- D. Permit fee shall be doubled for construction commencing or structures moved in prior to obtaining a permit.
- E. Applicant/owner states that no structures exist on this tract of land. If found in violation, permit may be revoked.

### [ NOTICE ]

SEPARATE PERMITS ARE REQUIRED FOR SEPTIC TANKS. THIS PERMIT BECOMES NULL AND VOID 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 ANYTIME AFTER WORK IS COMMENCED.

I HEREBY CERTIFY THAT I HAVE 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 OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.