



**PLANNING DEPARTMENT
COUNTY OF HIDALGO**

1304 South 25th Street
Edinburg, Texas 78542
Tel. (956) 318-2840 • Fax. (956) 318-2844

Raul E. Sestin, P.E., CFM
PLANNING ADMINISTRATOR

**LETTER OF TRANSMITTAL
PCT 3**

DATE: 9/21/2011

TO: IRMA CASTILLO

EFRAIN CEBALLOS

FROM: HUMBERTO GARZA ROY CANTU JONATHAN ISIDRO SANDRA CANTU

VIA: HAND DELIVERED

RE: CRISELDA MORALES, CLAUDIA BARRERA, SERVANDO SALINAS

Legal Description: _____ Lot # _____ Block # _____

Location: _____

Attached find the following listed items for your review and approval:

- | | | |
|--|---|---|
| <input type="checkbox"/> Original Planning Application | <input type="checkbox"/> Building Under Construction | <input checked="" type="checkbox"/> COMMISSIONER'S COURT UTILITY CERTIFICATES |
| <input type="checkbox"/> Copy of Deed | <input type="checkbox"/> Constructed Structure without Permit | |
| <input type="checkbox"/> Site-plan | <input type="checkbox"/> Moved-In structure without Permit | |
| <input type="checkbox"/> Photos | <input type="checkbox"/> Adding to an existing home | |
| <input type="checkbox"/> Construction Plans | <input type="checkbox"/> Adding to an existing mobile home / RV | |

3 Total of Applications

Reason for Transmittal: Requesting Utilities

For Review Comments Approval For your use As Requested

Received By _____ Date: _____

Received By _____ Date: _____

Comments: EL LUCERO PH 2 LOT 128, NORTH BRYAN ESTATES LOT 35, BASHAM #39 LOT 14

PLEASE NOTIFY US AT ONCE IF ENCLOSURES ARE NOT AS NOTED

9/21/2011

CERTIFICATE OF PLAT & UTILITY STATUS

PLANNING DEPT. PCT 3

APPLICANT

APPLICATION NO.

CRISELDA MORALES

3-11703

CLAUDIA BARRERA

3-11715

SERVANDO SALINAS

3-10777

COMM. COURT: SEPT. 27, 2011



PLANNING DEPARTMENT

County of Hidalgo

Rev. 02-19-10

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

Precinct No.1 Substation
1902 Joe Stephens Ave.
Weslaco, TX 78596
956-968-4734
956-973-7850

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

Precinct 1 2/3 4

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

Application No: 311703

9/15/11

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:
Leonel & Criselda Morales
Name: Sujey R. Partida

Address: 710 Siria St.
Sullivan City TX
78595

Phone: 956 485 9106

Approved by Environmental Health:	Temporary Service	Final Service
	Authorized Signature	<u>Agneta</u> Authorized Signature
Inspection/Permit No:		<u>47624</u>
Date Approved:	<u>1 1</u>	<u>9/15/11</u>

Water Supplier: Agua Sud

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

Account/ESI No.: 10032789469091846
 Temporary Pole Permanent Service

regarding the land described as: El Laredo Ph 2 lot 128

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 8/06/2008;

(verified by Sandra Cantu;
Sandra Cantu

(verified by Agneta;
3 Bedding
25009th

(verified by Antonio;
(verified by Sandra Cantu;
Sandra Cantu

Sandra Cantu
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST: _____
Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 02-19-10

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

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

Precinct 1 2 3 4

Application No: 3-11703

9/15/11

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: Leonel & Criselda Morales

Name: % Sujey R. Partida

Address: 710 Siria St.
Sullivan City, TX. 78595

Phone: 956 485 9100

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

El Lucero Ph 2 Lot 128

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Criselda morales
Requesting Party (Signature)

9/15/11
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) copy of permit

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

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

9/15/11
Date

Sandra Cantu
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.

ASSUMPTION WARRANTY DEED

Date: August 25, 2010

Grantor: Eleazar Morales Garza

Grantor's Mailing Address:

710 Siria St.
Sullivan City, Texas 78595

Grantee: Leonel Morales

Grantee's Mailing Address:

P.O. Box 1126
Sullivan City, Texas 78595

Consideration: TEN AND NO/100 DOLLARS and other good and valuable consideration and Grantee's assumption of a first-lien note which Grantee assumes and promises to pay according to the note's terms all principal and interest remaining unpaid. The note is dated August 28, 2009, is in the principal amount of \$21,500.00, and is executed by Eleazar Morales Garza, payable to the order of Julia E. Moreno. It is secured by a vendor's lien retained in deed and by a deed of trust on that property both filed for record in the Office of the County Clerk of Hidalgo County, Texas on September 1, 2009, respectively as Document Nos. 2030231 and 2030232, respectively. As further consideration, Grantee promises to keep and perform all the covenants and obligations named in that deed of trust and to indemnify Grantor against any damages caused by Grantee's breach of his obligations under this assumption.

Property (including any improvements):

Lot 128, El Lucero Subdivision Phase II, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 55, Pages 132-134, Map Records, Hidalgo County, Texas.

Reservations From and Exceptions to Conveyance and Warranty:

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

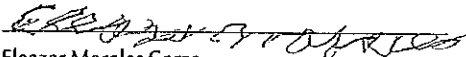
Grantor, for the consideration, receipt of which is acknowledged, and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee,

Grantor, for the consideration, receipt of which is acknowledged, and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors or assigns forever.

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

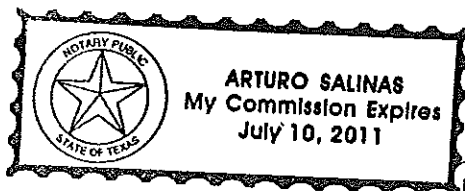
The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute.

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


Eleazar Morales Garza

ACKNOWLEDGMENT

This instrument was acknowledged before me on 8/27/, 2010, by Eleazar Morales Garza.




Notary Public

AFTER RECORDING RETURN TO:

Mr. Leonel Morales
P.O. Box 1126
Sullivan City, Texas 78595

AFFIDAVIT OF HEIRSHIP

STATE OF TEXAS
COUNTY OF HIDALGO

Before me, the undersigned authority, on this day personally appeared Criselda Morales, who, after being by me duly sworn, according to law, did depose and say:

1. My name is Criselda Morales (Affiant), and my address is 204 El Pinto Rd., Sullivan City, Texas 78595. I am the surviving wife of Leonel Morales, deceased (Decedent). As such I am familiar with Decedent's family history and facts of heirship.

2. To the best of my knowledge, Decedent owned an interest in the following described real property situated:

Lot 128, El Lucero Subdivision Phase II, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 55, Pages 132-134, Map Records, Hidalgo County, Texas.

3. Decedent was married to Affiant on October 11, 1983 in Diaz Ordaz, Mexico, Leonel Morales is now deceased. Decedent never married to anybody else and was never divorced.

4. Decedent died on August 25, 2011, in Sullivan City, Hidalgo County, Texas, without leaving a will. No administration has been nor will be taken out on Decedent's estate as all of Decedent's debts and obligations are paid in full. The value of the assets of Decedent on the date of Decedent's death was less than \$26,000.00. Therefore no Federal Estate Taxes nor Texas State Inheritance Taxes were due on Decedent's estate.

5. There was born to the marriage of Decedent the following children: Juan Francisco Morales, Jacqueline Morales, Azuleima Morales, Elisa Morales and Yajaira E. Morales.

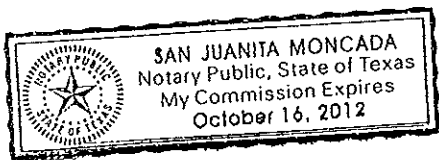
Decedent had no other children.

6. Decedent never adopted any children, nor cared for any children in Decedent's home other than Decedent's natural children named above.

Executed September 7, 2011.

Criselda Morales
Criselda Morales

SUBSCRIBED AND SWORN TO before me by the said Criselda Morales on September 7, 2011.



S. Moncada
Notary Public

CORROBORATING AFFIDAVIT

Before me, the undersigned authority, on this day personally appeared Gabriela Arechiga, who, after being by me duly sworn, did depose and say:

1. My name is Gabriela Arechiga and my address is 2018 Ash St., Penitas City, Texas 78576. I've known Decedent and Affiant for more than 10 years and they have been close friends of mine for a like period of time. As such I am familiar with Decedent's family history and facts of heirship.

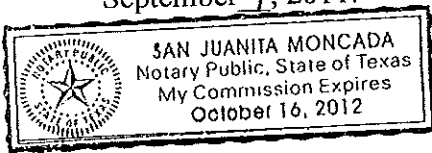
2. The facts stated in the foregoing affidavit are true and correct.

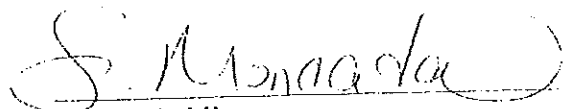
Executed on September 7, 2011.



Gabriela Arechiga

SUBSCRIBED AND SWORN TO before me by the said Gabriela Arechiga on
September 7, 2011.





Notary Public

AFTER RECORDING RETURN TO:
Criselda Morales
204 El Pinto Rd.
Sullivan City, Texas 78595

Chapter 232 Texas LGC Application

APPLICATION NO:
3-11703
Sep. 15, 2011

COUNTY OF HIDALGO
PLANNING DEPARTMENT
PO DRAWER B EDINBURG TX 78539
TEL 318-2840 FAX 318-2844

E4395-02-000-0128-00

[1] OWNER: MORALES, LEONEL
C/O MORALES, CRISELDA
710 SIRIA ST
SULLIVAN CITY, TX 78595
Telephone No. 485-9106

[7] LEGAL DESC./NAME OF SUBDIVISION
EL LUCERO PH 2 LOT 128
C-44

LOCATION: 0 EXP 83 & N EL PINTO RD

[2] CONTRACTOR: SELF

[8] SEWAGE: EXIST

[3] WATER SYSTEM: AGUA

[9] CONSTRUCTION TYPE: META

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

[10] EST. COST OF CONST.: \$1,000

[5] SIZE OF STRUCTURE: 910 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: RES MH ZONE C

Special Conditions: No construction allowed over any easements.
MUST COMPLY W/ALL REGULATIONS AND SETBACKS.
FRONT 25' WESTSIDE 6' EASTSIDE 10' REAR 35'
18 INCHES ABOVE TOP OF CURB.

FOR COUNTY USE ONLY
APPLICATION FEES

Sandra Cantu 9/15/11
Prepared by Date

OTHER _____
TOTAL AMOUNT \$30.00

R. Cantu 9/13/11
Approved by Date

Light [X] Water [X]

Jaqueline Morales 9/15/11
Signature of Owner or Applicant Date

Flood Zone: NO
Panel No. /Suffix: 0275B Pct: 3

Community No.: 480334

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.



PLANNING DEPARTMENT

County of Hidalgo

Rev. 02-19-10

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Edinburg, Texas 78542
956-318-2840
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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:

3-11715
9/19/11

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: Claudia Barrera

Address: 2003 Jonquil Ave.
Mission TX 78572

Phone: (956) 655-1263

Approved by Environmental Health:	Temporary Service <input checked="" type="checkbox"/>	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 1</u>	<u>9/19/11</u>

Water Supplier: Sheryl Land

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

Account/ESI No.: NA
 Temporary Pole Permanent Service

regarding the land described as:

North Bryan Estates Lot 35

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 March 10/11);

(verified by Humberto Lopez);

(verified by X Agrote);

(verified by X Antonio);

(verified by Humberto Lopez);

[Signature]
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

Precinct 1 2(3)4

Application No:

3-1715

9/19/11

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: Claudia Barrera

Address: 2003 Jonquil Ave.
Mission TX 78572

Phone: (956) 655-1263

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

North Bryan Est. Ct 35

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 Claudia Barrera
Requesting Party (Signature)

9/19/11
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) copy of plat printout

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

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

9/20/11
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.

WARRANTY DEED WITH VENDOR'S LIEN

Date: February 27, 2009

Grantor: NANCY C. LARA, AKA NANCY CARINA LARA and husband, GEORGE JOHN LARA, acting by NANCY C. LARA, AKA NANCY CARINA LARA, His Attorney-In-Fact

Grantor's Mailing Address (including county): 10601 N. 10th St. Trlr. 34
McAllen, Texas 78504
Hidalgo County, Texas

Grantee: CLAUDIA BARRERA, a single person

Grantee's Mailing Address (including county): 1704 E. 3 Mile Line
Palmhurst, Texas 78574
Hidalgo County, Texas

Consideration: Cash and a note of even date executed by Grantee and payable to the order of INTER NATIONAL BANK in the principal amount of TWENTY SIX THOUSAND SIX HUNDRED AND NO/100THS DOLLARS (\$26,600.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of INTER NATIONAL BANK and by a first-lien deed of trust of even date from Grantee to ROBERT J. HYMEL, JR., Trustee.

Property (including any improvements):

Lot Thirty-five (35), North Bryan Estates Subdivision, an addition to the City of McAllen, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 32, Page 43, Map Records, Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

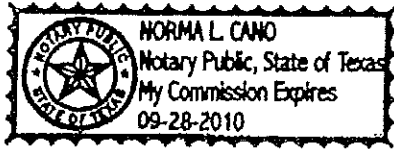
Restrictive covenants recorded in Volume 2320, Page 584, Clerk's File No. 676315, Clerk's File No. 688273, Official Records and Volume 32, Page 43, Map Records, Hidalgo County, Texas.

Reservation of all oil, gas, and other minerals, except as to 1/8th of 1/8th non participating royalty interest contained in instrument dated September 4, 1947, recorded in Volume 626, Page 469, Deed Records, Hidalgo County, Texas, and subsequent transfers thereof.

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 5th of March, 2009,
by NANCY C. LARA, AKA NANCY CARINA LARA, Individually and as Attorney-In-Fact, on
behalf of GEORGE JOHN LARA.





Notary Public, State of Texas

AFTER RECORDING RETURN TO:
CLAUDIA BARRERA
1704 E. 3 Mile Line
Palmhurst, Texas 78574

PREPARED BY:
LEWIS, MONROE & PEÑA
Attorneys At Law
3111 W. Freddy Gonzalez Drive
Edinburg, Texas 78539
GF#: 759295; nlc:cam

Chapter 232 Texas LGC Application

APPLICATION NO:
3-117-15
Sep. 19, 2011

COUNTY OF HIDALGO
PLANNING DEPARTMENT
PO DRAWER B EDINBURG TX 78539
TEL 318-2840 FAX 318-2844

N3360-00-000-0035-00

[1] OWNER: CLAUDIA BARRERA
2003 JORQUIL AVE

MIISION TX. 78572
Telephone No. 655-1263

[7] LEGAL DESC./NAME OF SUBDIVISION
NORTH BRYAN ESTATES LOT 35
AE-25

LOCATION: 0 BRYAN AND 107

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTA

[3] WATER SYSTEM: SHAR

[9] CONSTRUCTION TYPE: WOOD

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

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

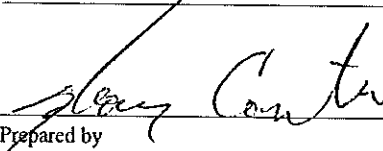
[5] SIZE OF STRUCTURE: 2,000 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: RES. NEW HOUSE ZONE-AE

Special Conditions: No construction allowed over any easements.
FRONT 30' BACK 50' SIDES 10'
WILL NOT GIVE UTILITYS TILL THAY GAT THE FINAL ELE
AE-25

FOR COUNTY USE ONLY APPLICATION FEES


Prepared by _____ Date 9/19/11

OTHER _____
TOTAL AMOUNT \$30.00

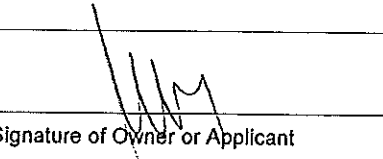

Approved by _____ Date 9/16/11

Light Water

Flood Zone: MI
Panel No. /Suffix: 0295D Pct: 3

Community No.: 480334

Certification of Elevation
Required: YES NO BFE


Signature of Owner or Applicant _____ Date 9-19-11

- 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.

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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.



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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

Precinct 1 2(3)4

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

Application No: 3-10777

12/14/10

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: Servando Salinas

Address: P.O. Box 917
Peñitas TX 78576

Phone: (956) 331-6853

Approved by Environmental Health:	Temporary Service	Final Service
	Authorized Signature	<u>X Agrote</u> Authorized Signature
Inspection/Permit No:		<u>4378</u>
Date Approved:	<u>1 1</u>	<u>9/19/11</u>

Water Supplier: Agua SUD

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

Account/ESI No.: 10032789424300950
 Temporary Pole Permanent Service

regarding the land described as:

Rasham # 39 Lot 14

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 10/29/11);

(verified by Humberto Gomez);

(verified by X Agrote);

(verified by X Antonio);

(verified by Humberto Gomez);

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 25th Street
Edinburg, Texas 78542
956-318-2840
956-318-2844

Precinct No.1 Substation
1902 Joe Stephens Ave.
Weslaco, TX 78596
956-968-4734
956-973-7850

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

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

Precinct 1 2(3)4

Application No:

3-10777
12/14/10

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: Servando Salinas
Address: P.O. Box 917
Penitas, TX 78576
Phone: (956) 331-6853

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

Basham #39 Lot 14

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Servando Salinas
Requesting Party (Signature)

12/22/10
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

9/19/10
Date

[Signature]
County Official

ASSUMPTION WARRANTY DEED

Notice of Confidentiality Rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: Your Social Security Number or your Driver's License Number.

Date: November 5, 2010

Grantor: Magdaleno Saul Acosta, Jr.

Grantor's Mailing Address (including county): P.O. Box 3501
Mission, Texas 78573
Hidalgo County, Texas

Grantee: Servando Salinas

Grantee's Mailing Address (including county): P.O. Box 917
Penitas, Texas 78576
Hidalgo County, Texas

Consideration: Grantee's assumption of the unpaid principal and earned interest on the note dated September 30, 2009, executed by Magdaleno Saul Acosta, Jr. and payable to the order of Gusta, Ltd.. The note is secured by a Deed of Trust dated September 30, 2009, to David Crook, Trustee, recorded as Document Number 2040229, Official Records of Hidalgo County, Texas. Grantee agrees to indemnify and hold Grantor harmless from payment of the note and from performance of Grantor's obligations specified in the instruments securing payment of the note. Grantor assigns to Grantee both the casualty insurance policy on the property and all funds on deposit for payment of taxes and insurance premiums.

Property (including any improvements):

Lot 14, Basham #39 Subdivision, Hidalgo County, Texas, according to the map or plat recorded in Volume 30, Page 77, Official Records, Hidalgo County, Texas.

SAVE AND EXCEPT all oil, gas, and other minerals in, on, under, or that may be produced from the above described land which have been reserved or conveyed by prior owners in documents recorded in the office of the Hidalgo County Clerk.

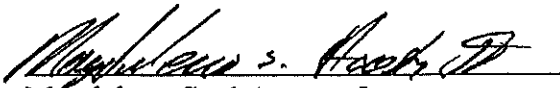
Reservations from and Exceptions to Conveyance and Warranty:

1. Visible and apparent easements on or across the subject property.
2. Easements, rights-of-way, prescriptive rights, whether of record or not.

3. All recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property.
4. Rights of adjoining owners in any walls and fences situated on a common boundary.
5. Any discrepancies, conflicts, or shortages in area or boundary lines.
6. Any encroachments or overlapping of improvements.
7. 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.
8. Standby fees, taxes and assessments by any taxing authority for the year 2010, and subsequent years.

Grantor, for the consideration and subject to the reservations from, and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any 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.

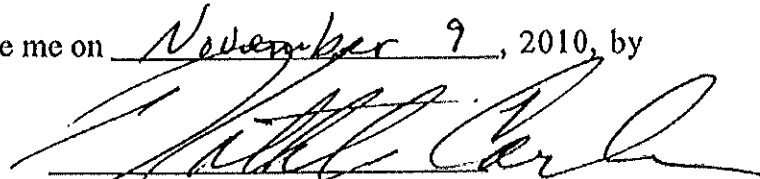
When the context requires, singular nouns and pronouns include the plural.


 Magdaleno Saul Acosta, Jr.

(Acknowledgment)

State of Texas
 County of Hidalgo

This instrument was acknowledged before me on November 9, 2010, by Magdaleno Saul Acosta, Jr..


 Notary Public, State of Texas



Chapter 232 Texas LGC Application

APPLICATION NO: 3-10777 Dec. 14, 2010

COUNTY OF HIDALGO PLANNING DEPARTMENT PO DRAWER B EDINBURG TX 78539 TEL 318-2840 FAX 318-2844

B1900-39-000-0014-00

[1] OWNER: SALINAS, SERVANDO RR 20 BOX 87JR MISSION TX 78574-1898 Telephone No. 331-6853

[7] LEGAL DESC./NAME OF SUBDIVISION BASHAM.#39 LOT 14 C-44

LOCATION: 6011 BRUSHLINE AND 63/4 MILE

[2] CONTRACTOR: SELF

[8] SEWAGE: EXIST

[3] WATER SYSTEM: AGUA

[9] CONSTRUCTION TYPE: META

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

[10] EST. COST OF CONST.: \$4,000

[5] SIZE OF STRUCTURE: 540 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES NO

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

Special Conditions: No construction allowed over any easements. FRONT 25' BACK 15' SIDES 6' MUST COMPLY W/ALL COUNTY SETBACK AND REGULATION 18" TOP OF CURB

FOR COUNTY USE ONLY APPLICATION FEES

OTHER TOTAL AMOUNT \$30.00

Light [X] Water [X]

Flood Zone: NO Panel No. /Suffix: Pct: 3

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 [Signature] Date 12/14/10

Approved by [Signature] Date 12/9/10

Signature of Owner or Applicant [Signature] Date 12/14/10

[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.