

PLANNING DEPT. PCT 3 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	FEDERICO GONZALEZ	3-11469
2.	CARLOS FLORES	3-11727
3.		
4.		
5.		
6.		
7.		
	COMM. COURT: October 4, 2011	



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:

3-11727
9/23/11

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: Carlos Flores
Carlos Flores

Approved by Environmental Health:	Temporary Service	Final Service
	Authorized Signature	<u>Agredencia</u> Authorized Signature
Inspection/Permit No:		
Date Approved:	<u>1 1</u>	<u>9 12 6 1 1</u>

Address: 17004 Grapofruit Dr.
Edinburg Tx 78541

Water Supplier: Sharyland

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

Phone: 956-580-1726
313-2558

Account/ESI No.: 10032789410041315
 Temporary Pole Permanent Service

regarding the land described as:

North Field AC #2 Lot 85

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 8-17-06);

(verified by Mark Gause);

(verified by Agredencia);

(verified by Antons);

(verified by Mark Gause);

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:

3-11727
9/23/11

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: Carlos Flores

Address: 17004 Grapefruit Dr.

Phone: 580-1726-
313-2558

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

North Field AC #2 Lot 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

Carlos Flores
Requesting Party (Signature)

9-26-11
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

9/26/11
Date

[Signature]
County Official

DEED OF TRUST

Date: May 2, 2007

Grantor: CARLOS FLORES and ELVIRA G SOTO
Grantor's Mailing Address (including county):
17004 GRAPEFRUIT DRIVE
Edinburg, Texas 78541
Hidalgo County, Texas

Trustee: Mark A. Twenhafel
Trustee's Mailing Address (including county):
323 Nolana
McAllen, Texas 78504
Hidalgo County, Texas

Beneficiary: Zar Mat Properties, a Texas General Partnership
Beneficiary's Mailing Address:

414 E. Dove
McAllen, Texas 78504

Note:

Date: May 2, 2007
Amount: Twenty-Five Thousand and 0/100 Dollars (\$25,000.00)
Maker: CARLOS FLORES and ELVIRA G SOTO

Payee: Zar Mat Properties, a Texas General Partnership

Property (including any improvements):

Lot(s) 85, Northfield Acres Subdivision, Unit II, as shown by the map or plat thereof recorded in Volume 51, Pages 83-85, Map Records of Hidalgo County, Texas

Other Exceptions to Conveyance and Warranty:

1. A lien securing a promissory note (the "Prior Note"), dated May 5, 2006, payable to the order of Lone Star National Bank 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 1618700;
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 Northfield Acres Subdivision Unit II, as shown on the plat thereof, recorded in Volume 51, Pages 83-85, Map records of Hidalgo County, Texas; 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 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, instrumentally, 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.

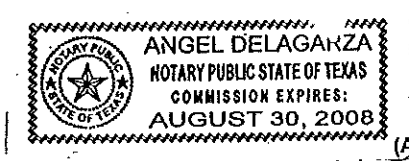
Carlos Flores
CARLOS FLORES

Elvira Soto
ELVIRA G SOTO

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 31st day of May, 2007, by CARLOS FLORES .

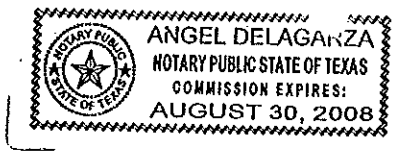


(Acknowledgment)

Angel del Garza
Notary Public, State of Texas

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 31st day of May, 2007, by ELVIRA G SOTO .



Angel del Garza
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Zar Mat Properties
414 E. Dove
McAllen, Texas 78504

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

Chapter 232 Texas LGC Application

APPLICATION NO:

3-11727

Sep. 23, 2011

COUNTY OF HIDALGO
PLANNING DEPARTMENT

PO DRAWER B
TEL 318-2840

EDINBURG TX 78539
FAX 318-2844

N4765-02-000-0085-00

[1] OWNER: FLORES, CARLOS

17004 GRAPEFRUIT DR.
EDINBURG TX 78541
Telephone No. 580-1726

[7] LEGAL DESC./NAME OF SUBDIVISION
NORTHFIELD ACRES # 2 LOT 85
X-44

LOCATION: 0 MONTECISTO AND MOORFIELED

[2] CONTRACTOR: SELF

[8] SEWAGE: EXIST

[3] WATER SYSTEM: SHAR

[9] CONSTRUCTION TYPE: META

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

[10] EST. COST OF CONST.: \$5,500

[5] SIZE OF STRUCTURE: 2,288 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

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

Special Conditions: No construction allowed over any easements.
FRONT 25' BACK 45' SIDE 6 CONER 10
MUST COMPLY W/ALL COUNTY SETBACK AND REGULATION
18" TOP OF CURB

FOR COUNTY USE ONLY APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$30.00

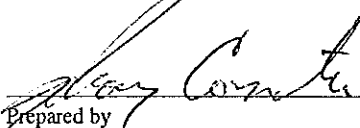
Light [X] Water [X]

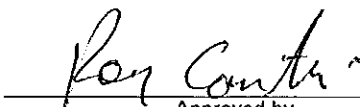
Flood Zone: NO
Panel No. /Suffix: 0300D Pct: 3

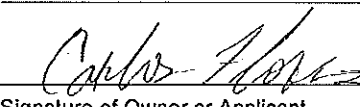
Community No.: 080334

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 9/23/11


Approved by _____ Date 6/24/11


Signature of Owner or Applicant _____ Date 9-23-11

[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 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: 3-11469

6/17/11

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: Federico Gonzalez

Address: 2707 Arroyo
Claro

Mission, TX 78572

Phone: 563-6792

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

Water Supplier: NA

Utility Provider: J.M.V.E.C. J.A.E.P.
160327894-17664595

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

regarding the land described as:

Prairie View Heights Ph2 Lot 195

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;
- YES 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;
- NO 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 2/27/96);

(verified by [Signature] Sandra Cantu);

(verified by [Signature] Agrele);

(verified by [Signature] Antons);

(verified by [Signature] Sandra Cantu);

[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 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:

3-11469
6/17/11

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: Federico Gonzalez

Address: 2707 Arroyo Claro
Mission, TX 78572

Phone: 563-6792

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

Prairie View Heights pha Lot 195

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Federico Gonzalez
Requesting Party (Signature)

9/26/11
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:

9/26/11
Date

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

Deed of Gift
Reserving a Life Estate

Date: April 29, 2010

Grantors: Federico Gonzalez Acevedo and wife, Maria G. Gonzalez

Grantors' Mailing Address: 107 Diaz Street
Rio Grande City, Texas 78582
Starr County

Grantee: Federico Gonzalez Garza

Grantee's Mailing Address: 107 Diaz Street
Rio Grande City, Texas 78582
Starr County

Consideration: The love and affection that I have for the Grantee herein

Property (including any improvements):

All of Lot One Hundred Ninety Five (195), PRAIRIE VIEW HEIGHTS PHASE II, an Addition to the City of Mission, Hidalgo County, Texas, according to the map recorded in Volume 30, Page 200, 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: None

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

For Grantor and Grantor's assigns, reservations of the full possession, benefit, and use of the Property for the remainder of the life of Grantor, as a life estate.

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

This instrument was prepared solely from information and on instructions given by the parties. No title examination was required in connection concerning the exchange of the above described property, nor was any made, the preparer expresses no opinion as to the title of the property, nor as to any taxes due on the property.

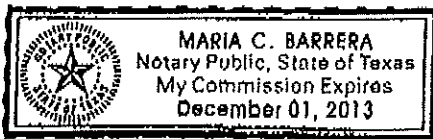
Federico Gonzalez Acevedo
Federico Gonzalez Acevedo

Maria G. Gonzalez
Maria G. Gonzalez

STATE OF TEXAS)

COUNTY OF STARR)

This instrument was acknowledged before me on April 30, 2010, by Federico Gonzalez Acevedo.



Maria C. Barrera
Notary Public, State of Texas
My commission expires: 12/1/13

STATE OF TEXAS)

COUNTY OF STARR)

This instrument was acknowledged before me on April 30, 2010, by Maria G. Gonzalez.



Maria C. Barrera
Notary Public, State of Texas
My commission expires: 12/1/13

Chapter 232 Texas LGC Application

APPLICATION NO: 3-11469 Jun. 17, 2011

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

P8115-02-000-0195-00

[1] OWNER: GONZALEZ, FEDERICO & MARIA 2707 ARROYO CLARO MISSION, TX 78572 Telephone No. 563-6792

[7] LEGAL DESC./NAME OF SUBDIVISION PRAIRIE VIEW HEIGHTS PH 2 LOT 195 C-01

[2] CONTRACTOR: SELF

LOCATION: 0 ABRAM RD & EXP 83

[3] WATER SYSTEM: OTHE

[8] SEWAGE: PUBLI

[4] PURPOSE OF APPLICATION: NEW RESIDENCE 01-RESIDENTIAL NEW SINGLE DWELLING

[9] CONSTRUCTION TYPE: BLOC

[5] SIZE OF STRUCTURE: 2,653 Sq. Ft.

[10] EST. COST OF CONST.: \$60,000

[6] USE OF BUILDING: NEW RES ZONE C

[11] SPECIAL FLOOD HAZARD AREA: YES NO (checked)

Special Conditions: No construction allowed over any easements. MUST COMPLY W/ALL REGULATIONS AND SETBACKS. FRONT 25' SIDES 6' REAR 15' 18 INCHES ABOVE TOP OF CURB.

FOR COUNTY USE ONLY APPLICATION FEES

Signature of Sandia Carter

Date 6/17/11

Prepared by

Date

Signature of R. Carter

Date 6/16/11

Approved by

Date

OTHER TOTAL AMOUNT \$30.00

Light [X] Water []

Flood Zone: NO Panel No. /Suffix: 0400c Pct: 3

Community No.: 480334

Certification of Elevation Required: YES NO (checked) 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.

Signature of Claudia Carrasco

Date 6-17-11

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.