

PLANNING DEPT. PCT.#1 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	MARIA J. ESPINOZA	1-8281
2.	HIPOLITO MARTINEZ	1-8401
3.	WILLIAM LOPEZ MATIAS	1-8340
4.	MAXIMO RODRIGUEZ	1-8387
5.	VICTOR IBARRA	1-8380
6.	MARIA E. PINEDA	1-8403
	COMM. COURT: OCTOBER 18, 2011	



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 02-19-10

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 02 3 4

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

Application No: 1-8281

### 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: Maria J. Espinoza

Address: 5425 South Pecan Blvd.  
Donna, TX 78537

Phone: (956) 457-4882

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

Water Supplier: N.A.W.S.

Utility Provider:  M.V.E.C.       AEP

Account/ESI No.: UIA  
 Temporary Pole       Permanent Service

regarding the land described as: Pecan Valley Est 44 H 1 lot #7

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 01/23/1916);

(verified by Gilbert Pecina);

(verified by Robert Hernandez 10-12-11);

(verified by Robert Hernandez 10-12-11);

(verified by Gilbert Pecina);

\_\_\_\_\_  
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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Precinct B 2 3 4

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

Application No: 1-8281

### 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: Maria J. Espinoza  
Address: 5425 South Pecan Blvd.  
Donna, TX 78537.  
Phone: (956) 457-4882

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

Pecan Valley Est. U.H.# 1 Lot # 7

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

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

Maria Espinoza  
Requesting Party (Signature)

10/5/11  
Date

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

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

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

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

10/11/11  
Date

[Signature]  
County Official

CHARGE SIERRA TITLE

STG/ CN GF# 3128635

1820665

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: October 2, 2007

Grantor: PECAN VALLEY ESTATES JOINT VENTURE

Grantor's Mailing Address (Including county):

P. O. Box 720939  
McAllen, Hidalgo County, TX 78504

Grantee: MARIA J. ESPINOZA

Grantee's Mailing Address (Including county):

1214 S. 18<sup>th</sup> St.  
Donna, Hidalgo County, TX 78537

Consideration:

Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and a note of even date that is in the principal amount of NINETEEN THOUSAND TWO HUNDRED NINETY-FIVE AND 00/100THS DOLLARS (\$19,295.00) and is executed by Grantee, payable to the order of TEXAS STATE BANK. 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 PAUL S. MOXLEY, Trustee.

Property (Including any improvements):

Lot Seven (7), PECAN VALLEY ESTATES, UNIT NO. 1, an Addition to the City of Donna, Hidalgo County, Texas, according to map thereof recorded in Volume 30, Page 187, Map Records, Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

1. Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas, on October 11, 1995, under Clerk's File No. 480023, and amendment thereof filed for record in the Office of the County Clerk of Hidalgo County, Texas on February 21, 1995, under Clerk's File No. 505266, and set out on map recorded in Volume 30, Page 187, Map Records of Hidalgo County, Texas, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.
2. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements.
3. Homestead or community property or survivorship rights, if any, of any spouse of grantee.
4. Any title or rights asserted by anyone, including, but not limited to, persons, the public, corporations, governments or other entities,
  - a) to tidelands, or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs, or oceans, or
  - b) to lands beyond the line of the harbor or bulkhead lines as established or changed by any government, or
  - c) to filled-in lands, or artificial islands, or
  - d) to statutory water rights, including riparian rights, or
  - e) to the area extending from the line of mean low tide to the line of vegetation, or the rights of access to that area or easement along and across that area.
5. Standby fees, taxes and assessments by any taxing authority for the year 2007, and

subsequent year, and subsequent taxes, and assessments by any taxing authority for prior years due to change in land usage or ownership, but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, Texas Tax Code, or because of improvements not assessed for a previous tax year.

6. Materials furnished or labor performed in connection with planned construction before signing and delivering the note document described, if the land is part of the homestead of the grantee.
7. Liens and leases that affect the title to the land, but that are subordinate to the lien herein retained for the benefit of TEXAS STATE BANK.
8. Right of parties in possession.
9. Right-of-Way Easement granted by W.C. Connaly and wife, to Central Power and Light Company, by instrument dated April 10, 1931, recorded in Volume "M," Page 621, Miscellaneous Deed Records of Hidalgo County, Texas.
10. A ten foot (10') Utility Easement along the South side of subject property as shown on plat recorded in Volume 30, Page 187, Map Records of Hidalgo County, Texas.
11. A five foot (5') Utility Easement along the West side of subject property as shown on plat recorded in Volume 30, Page 187, Map Records of Hidalgo County, Texas.
12. Easements, rights, rules, and regulations in favor of Donna Irrigation District, Hidalgo County No. 1.
13. All visible easements.
14. A twenty-five foot (25') Minimum Setback Line along the front of said property as shown on plat recorded in Volume 30, Page 187, Map Records of Hidalgo County, Texas.
15. A fifteen foot (15') Minimum Setback Line along the West side of said property as shown on plat recorded in Volume 30, Page 187, Map Records of Hidalgo County, Texas.
16. A fifteen foot (15') Minimum Setback Line along the rear of said property as shown on plat recorded in Volume 30, Page 187, Map Records of Hidalgo County, Texas.
17. Oil and Gas Lease dated February 2, 1983 from Jerald L. Baker and wife, Adelle Baker to Thomas M. Allen, recorded in Volume 1857, Page 298, Official Records of Hidalgo County, Texas.
18. Maintenance fee as set out in Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas on October 11, 1995, under Clerk's File No. 480023 and amendment thereof filed for record in the Office of the County Clerk of Hidalgo County, Texas on February 21, 1995, under Clerk's File No. 505266.
19. No building permitted over any easement as set out on plat recorded in Volume 30, Page 187, Map Records of Hidalgo County Texas.
20. A four inch (4") Required Dirt Berm around each lot as set out on plat recorded in Volume 30, Page 187, Map Records of Hidalgo County, Texas.

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 hereby 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.

TEXAS STATE BANK, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the property that is evidenced by the note described. The vendor's lien and superior title to the property are retained for the benefit of TEXAS STATE BANK and are transferred to TEXAS STATE BANK without recourse against Grantor.

PECAN VALLEY ESTATES JOINT VENTURE

  
\_\_\_\_\_  
DANIEL A. PEREZ, Joint Venturer

STATE OF TEXAS §  
COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 18<sup>th</sup> day of October, 2007,  
by DANIEL A. PEREZ, Joint Venturer, of **PECAN VALLEY ESTATES JOINT VENTURE**,  
and on behalf of said joint venture.



*[Handwritten Signature]*  
Notary Public, State of Texas  
Notary's name (printed): Linda Perez  
Notary's commission expires: 8-11-11

AFTER RECORDING, RETURN TO:  
CACHEAUX, CAVAZOS, NEWTON, LLP  
1300 N. 10TH STREET, SUITE 320  
McALLEN, TEXAS 78501

PREPARED IN THE LAW OFFICE OF:  
CACHEAUX, CAVAZOS, NEWTON, LLP  
1300 N. 10TH STREET, SUITE 320  
McALLEN, TEXAS 78501  
GF# 3128535/file No.: C127/001

# Chapter 232 Texas LGC Application

APPLICATION NO:

1-8281

Aug. 25, 2011

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

1902 JOE STEPHENS  
TEL 968-4724

WESLACO TX 78596  
FAX 447-8612

P5320-01-000-0007-00

[ 1 ] OWNER: PECAN VALLEY EST JOINT VENTU  
11550 W IH 10 STE 270

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
PECAN VALLEY ESTATES UT 1 LOT  
7

SAN ANTONIO TX 78230-1071

Telephone No.

LOCATION: 0

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: INSTA

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: OTHE

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

[ 10 ] EST. COST OF CONST.: \$187,000

[ 5 ] SIZE OF STRUCTURE: 3,260 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

[ 6 ] USE OF BUILDING: REST. ZONE B-25

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

MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS

SETBACK FRONT:25' REAR:15' SIDE:15' SIDE:15'

MIN. ELEV. ABOVE TOP OF NATURAL 18"

FOR COUNTY USE ONLY  
APPLICATION FEES

OTHER \_\_\_\_\_

TOTAL AMOUNT . . . . . \$30.00

Light

Water

Flood Zone: MI

Panel No. /Suffix: 0450B

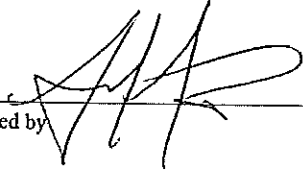
Pct: 1

Community No.: 980304

Certification of Elevation

Required:  YES  NO  BFE

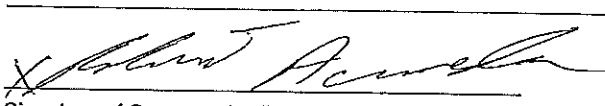
- A. Setbacks front, side & rear shall be in any deed restrictions.
- B. No more than one single family residence per lot.
- C. Applicant shall comply with all of the plat and/or deed restrictions and requirements affecting the lot.
- D. Permit fee shall be doubled for construction commencing or structures 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 

8/25/11  
Date

Approved by AARON HERNANDEZ

8/29/11  
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

## County of Hidalgo

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956-973-7850

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

Precinct 1234

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

Application No: 1-8401

### 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: Hipolito Martinez

Address: 1515 Colima st  
Donna TX 78537

Phone: 713-373-6176

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 1</u>	<u>10/12/11</u>

Water Supplier: N.A.W.S.C.

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

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

regarding the land described as:

LA Frontera Est. #3 lot # 26

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;
- 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 4/01/09);  
 (verified by Gilbert Pecina);  
Retirement  
 (verified by 10-12-11);  
10-12-11  
 (verified by 10-12-11);  
 (verified by Gilbert Pecina);

[Signature]  
Planning Department Authorized Signature

[Signature]  
Hidalgo County Judge

[Signature]  
Date

ATTEST: [Signature]  
Hidalgo County Clerk

[Signature]  
Date



# PLANNING DEPARTMENT

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

Precinct ① 2 3 4

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

Application No: 1-8401

### 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: Hypolito Martinez

Address: 410 Sun Set Vista St  
Alamo TX. 78516

Phone: 713-373-6176

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

La Frontera States Pk-3 lot #26

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

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

M.E. Polo  
Requesting Party (Signature)

10-7-11  
Date

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

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

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

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

10 | 7 | 11  
Date

[Signature]  
County Official

# DEED OF TRUST

 COPY

Date: October 1, 2011

Grantor: Hipolito Martinez  
Grantor's Mailing Address (including county):  
410 Sunset Vista  
Alamo, Texas 78516  
Hidalgo County, Texas

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

Beneficiary: Rio Valley Properties, Inc., a Texas Corporation  
Beneficiary's Mailing Address:

P.O. Box 936  
Donna, Texas 78537

Note:

Date: October 1, 2011  
Amount: Twenty-Eight Thousand and 0/100 Dollars (\$28,000.00)  
Maker: Hipolito Martinez

Payee: Rio Valley Properties, Inc., a Texas Corporation

Property (including any improvements):

Lot(s) 26, La Frontera Estates Phase III, 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 1984899.

Other Exceptions to Conveyance and Warranty:

1. A lien securing a promissory note (the "Prior Note"), dated August 26, 2008, payable to the order of Rio 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 1926150. Grantor shall be obligated to obtain a release of the Property from all liens and security interests securing the Prior Note within 30 days of the date Grantee makes final payment on the Purchase Note;
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 La Frontera Estates Phase III, as shown on the plat thereof, recorded in 1984899, 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, instrumentality, or entity; or (d) Electronic Funds Transfer.

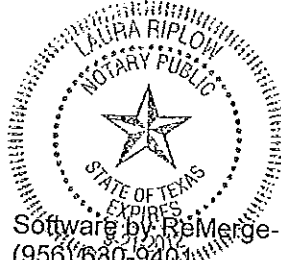
BY SIGNING BELOW, Grantor accepts and agrees to the terms and covenants contained in this Deed of Trust.

Mtz - Polo  
Hipolito Martinez

(Acknowledgment)

State of Texas  
County of Hidalgo

This instrument was acknowledged before me on the 1<sup>st</sup> day of October, 2011, by Hipolito Martinez .



[Signature]  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Rio Valley Properties, Inc.  
P.O. Box 936  
Donna, Texas 78537

Software by ReMerge-It, LLC  
(956) 680-9401  
www.ReMerge-It.com



Chapter 232 Texas LGC Application

APPLICATION NO:

1-8401

Oct. 7, 2011

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

1902 JOE STEPHENS WESLACO TX 78596  
TEL 968-4724 FAX 447-8612

F7550-03-000-0026-00

[ 1 ] OWNER: MARTINEZ , HIPOLITO  
1515 COLIMA ST.  
DONNA TX 78537  
PH (713)

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
LA FRONTERA EST. PH 3

Telephone No. 373-6176

LOCATION: 0 VALVERDE & MOORE

[ 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.: \$9,000

[ 5 ] SIZE OF STRUCTURE: 1,024 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 COUNTY SETBACKS & REG.  
FRONT 25' REAR 20' SIDES 7' CORNER 10' FINISH  
FLOOR ELEV. 18" ABOVE TOP OF CURB

FOR COUNTY USE ONLY  
APPLICATION FEES

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

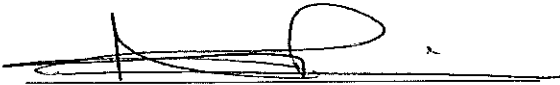
Light [X] Water [X]

Flood Zone: NO  
Panel No. /Suffix: 0425C Pct: 1

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.

  
Prepared by

10 / 7 / 11  
Date

Jonathan Isidro  
Approved by

10 / 10 / 11  
Date

  
Signature of Owner or Applicant

10-7-11  
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

## 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: 1-8340

### 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: William Lopez Nolasco

Address: 237 Daisy St  
Donna TX 78537

Phone: 956 756 9188

Approved by Environmental Health:	Temporary Service	Final Service
	Authorized Signature	Authorized Signature
Inspection/Permit No:		<u>35699</u>
Date Approved:	<u>1 1</u>	<u>10/12/11</u>

Water Supplier: NA WSC

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

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

regarding the land described as:

Coolie Heights lot #49

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 4/25/03);

(verified by Gilbert Pecina);

10-12-11 Ruben Hernandez  
(verified by [Signature]);

10-12-11 Ruben Hernandez  
(verified by [Signature]);

(verified by Gilbert Pecina);

\_\_\_\_\_  
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

Precinct ① 2 3 4

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

Application No: 1-8340

### 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: William Lopez Matias

Address: 237 Daisy St  
Edinburg TX 78537

Phone: 956 756 9188

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

Cookie Heights lot # 49

#### 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)

10/11/2011  
Date

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

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

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

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

10/11/11  
Date

[Signature]  
County Official

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

**SPECIAL WARRANTY DEED WITH VENDOR'S LIEN**

**Date:** September 1, 2011

**Grantor:** Wieslawa Daniec, Paul Daniec & Marion Janik

**Grantor's Mailing Address (including county):**

P.O. Box 720806  
McAllen, TX 78504  
Hidalgo County

**Grantee:** William Lopez-Matias

**Grantee's Mailing Address (including county):**

237 Daisy St.  
Donna, TX 78537  
Hidalgo County  
(956) 756-9188

**Consideration:** TEN AND NO/100 DOLLARS and other good and valuable consideration and the further consideration of a note of even date, that is in the principal amount of \$34,500.00 and is executed by Grantee, payable to the order of Grantor. It is secured by a vendor's lien retained in this deed and by a deed of trust of even date, from Grantee to DAVID CROOK, Trustee.

**Property (including any improvements):**

**LOT # 49, GOOLIE HEIGHTS SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 42 PAGES 38 THROUGH 40, MAP RECORDS OF HIDALGO COUNTY, TEXAS.**

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

SAVE & EXCEPT all oil, gas, and other minerals not previously reserved;

SUBJECT TO the prior reservations of all oil, gas, and other minerals;

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

For Grantor and Grantor's successors, a reservation of an undivided interest in the oil, gas and other minerals that are in and under the property and that may be produced from it and a reservation of the right of ingress and egress at all times for mining, drilling, exploring, operating, and developing the property for oil, gas, and other minerals and for removing them from the property. If this interest is subject to an existing lease for oil, gas, and other minerals, Grantor is entitled to receive the royalties and other benefits that are associated with the interest and payable under the lease.

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, executor, administrators, successors or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, when the claim is by, through, or under Grantor, but not otherwise.

This conveyance is made subject to the restrictions, reservations and covenants for Goolie Heights Subdivision recorded as Document #1194884 in the Official Records of Hidalgo County, Texas.

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.

W. Daniec  
Wieslawa Daniec

Paul Daniec  
Paul Daniec

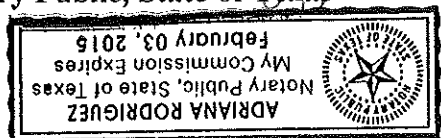
Marion Janik  
Marion Janik

**ACKNOWLEDGMENT**

STATE OF TEXAS            }}  
COUNTY OF HIDALGO    }}

This instrument was acknowledged before me on September 1, 2011 by WIESLAWA DANIEC, PAUL DANIEC, MARION JANIK.

Adriana Rodriguez  
Notary Public, State of Texas



**AFTER RECORDING RETURN TO:**

Wieslawa Daniec  
P.O. Box 720806  
McAllen, TX 78504

Chapter 232 Texas LGC Application

APPLICATION NO:

1-8340

Sep. 16, 2011

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

G5970-00-000-0049-00

[ 1 ] OWNER: LOPEZ-MATIAS, WILLIAM

237 DAISY ST.
DONNA, TX 78537

Telephone No. 756-9188

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION
GOOLIE HEIGHTS LOT 49

LOCATION: 0 GOOLIE & MINNESOTA RD.

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: EXIST

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: WOOD

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

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

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

[11] SPECIAL FLOOD HAZARD AREA: YES
NO

[ 6 ] USE OF BUILDING: RES.ZONE C

Special Conditions: No construction allowed over any easements.

MUST COMPLY W/ALL COUNTY SETBACKS & REG.
FRONT 40' REAR 30' SIDES 6' FINISH FLOOR 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: 0425C Pct: 1

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.

Prepared by [Signature]

9/14/11
Date

Jonathan Isidro
Approved by [Signature]

9/7/11
Date

William Lopez Matias
Signature of Owner or Applicant

09/16/2011
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

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

Precinct ~~12~~ 3 4

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

Application No: 1-8387

### 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: MAXIMO RODRIGUEZ

Address: 1212 Bobby DR  
DONNA TX 78537

Phone: 956-569-0784

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	<u>[Signature]</u> Authorized Signature
Date Approved:	<u>1 1</u>	<u>Pub. Sewer</u> <u>10/5/2011</u>

Water Supplier: NAWSC

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

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

regarding the land described as:

KIRYOS Subdivision Lot #2

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 7/8/11);

Gilbert Pecina  
(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

(verified by Gilbert Pecina);

\_\_\_\_\_  
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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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: 1-8387

### 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: MAXIMO RODRIGUEZ  
Address: 1212 Bobby Dr  
DONNA TX 78537  
Phone: 956-562-0784

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

Airvos subdivision lot #2

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

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

  
Requesting Party (Signature)

10-4-11  
Date

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

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

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

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

10 | 12 | 11  
Date

  
County Official

Hidalgo County Planning Department  
Chapter 232, Texas Local Government Code

Application No.: 1-8387 Date: 9/29 20 11

Location: 83 9 MILE 11

Lot No.: 2 Blk No.: 917 Flood Zone: B-20

Subdivision: KYRIOS LN

Setbacks: Front: 40' Rear: 15' Side: 6' Side: 6' Corner Side: -

Owner: MAXIMO RODRIGUEZ Received By: BLANCA RODRIGUEZ

CONTACT PLANNING DEPT. 48 HOURS PRIOR TO POURING OF  
FOUNDATION FOR SETBACK INSPECTIONS

NOTIFICAR DEPARTAMENTO DE PLANACION 48 HRS. ANTES DE  
VACIAR CEMENTO PARA INSPECCION DE DISTANCIAS REQUERIDAS

**APPROVED APPLICATION**

Pct. No. 1 (956) 968-4734 • Pct. No. 2 & 4 (956) 318-2840 • Pct. No. 3 (956) 205-7045

Note: This Must be Posted on the Structure not to be Removed Until Improvements are Completed.

## WARRANTY DEED WITH VENDOR'S LIEN 1148673

Date: DECEMBER 6, 2002

Grantor: FOY FULCHER, not joined herein by my spouse since this property constitutes no part of legal homestead.

Grantor's Mailing Address:

ROUTE 5, BOX 632  
DONNA, TEXAS 78537  
HIDALGO COUNTY

Grantee: MAXIMO RODRIGUEZ, not joined herein by my spouse since this property constitutes no part of our legal homestead.

Grantee's Mailing Address:

1212 BOBBY DR.  
DONNA, TEXAS 78537  
HIDALGO COUNTY

Consideration: Ten and no/100ths and a note of even date that is in the principal amount of \$40,000.00 and is executed by Grantee, payable to the order of Grantor. It is secured by a vendor's lien retained in this deed and by a deed of trust of even date from Grantee to THOMAS P. WINGATE, Trustee.

Property (including any improvements):

See exhibit "A" attached hereto and made a part hereof for all purposes.

Reservations From and Exceptions to Conveyance and Warranty:

Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property; rights of adjoining owners in all walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; all rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of the water and irrigation district; taxes for the current year.

For Grantor and Grantor's successors, a reservation of all the oil, gas and other minerals that are in and under the property and that may be produced from it and a reservation of the right of ingress and egress at all times for mining, drilling, exploring, operating, and developing the property for oil, gas, and other minerals and for removing them from the property. If this interest is subject to an existing lease for oil and gas or oil, gas, and other minerals, Grantor is entitled to receive the royalties and other benefits that are associated with the interest and payable under the lease.

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.

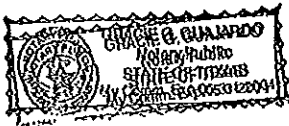
The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

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

*F. M. Fulcher*  
FOY FULCHER

STATE OF TEXAS       )  
COUNTY OF HIDALGO   )

This instrument was acknowledged before me on December 6, 2002, by  
FOY FULCHER.



*Maria G. Guajardo*  
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

WAGGATE LAW OFFICES  
313 NOLANA  
MCALLISTER, TEXAS 75504  
(972) 400-0000/FULCHER, TX 02

AFTER RECORDING RETURN TO:

MAXIMO RODRIGUEZ  
1212 BOBBY DR.  
DONNA, TEXAS 78537

EXHIBIT "A"

The Southwest Ten (10) acres of Block One Hundred Seventeen (117), LOTT, TOWN AND IMPROVMBNT COMPANY'S SUBDIVISION in Hidalgo County, Texas, being more particularly described as follows:

BEGINNING at the Southwest Corner of Block 117;

THENCE East 660 feet along the South Boundary Line of said Tract;

THENCE North 660 feet parallel with the West Line of said Block;

THENCE West 660 feet to the West Boundary Line of said Tract;

THENCE South 660 feet along the West Boundary Line of said Tract of land to the Point of Beginning, containing 10 acres of land, more or less.

*Filed for Record in:*  
*Hidalgo County, TX*  
*by J. D. Salinas, III*  
*County Clerk*  
  
*On: Dec 13, 2002 at 03:46P*  
*As a Recording*  
*Document Number: 1148673*  
*Total Fees: 18.00*  
*Receipt Number - 454455*  
*By, Deputy*  
*FJO Chavez, Deputy*





# PLANNING DEPARTMENT

Rev. 02-19-10

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

Precinct 1 2 3 4

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

Application No: 1-8380

### 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: Victor Ibarra

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

Address: ~~PO BOX 102~~ 8407 Canuck St

~~DONNA TX~~ Mercedes TX  
78537      78570

Water Supplier: North Alamo

Utility Provider:  M.V.E.C.       AEP

Phone: (956) 373-4887  
11 376-1249

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

regarding the land described as: Canuck Village lot #24

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 9/29/09);  
 (verified by Gilbert Pecina);  
 (verified by Jal);  
 (verified by Jal);  
 (verified by Gilbert Pecina);

\_\_\_\_\_  
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. Seshu, P.E., CFM  
Planning Administrator

Precinct 1 2 3 4

Application No: 1-8380

### 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: Victor Ibarra

Address: 8407 Canuck St

Mercedes TX, 78570

Phone: (956)376-1249

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

Canuck Village, lot #24

#### 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)

10/23/11  
Date

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

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

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

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

10/4/11  
Date

[Signature]  
County Official

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

**SPECIAL WARRANTY DEED WITH VENDOR'S LIEN**

**Date:** August 5, 2011

**Grantor:** Daniec Land & Cattle Co., INC.  
**Grantor's Mailing Address (including county):**

P.O. Box 720821  
McAllen TX 78504  
Hidalgo County

**Grantee:** Victor Ibarra and Jessica Ibarra  
**Grantee's Mailing Address (including county):**

7408 Canuck St.  
Mercedes, TX 78570  
Hidalgo County  
(956) 376-1249

**Consideration:** TEN AND NO/100 DOLLARS and other good and valuable consideration and the further consideration of a note of even date, that is in the principal amount of \$22,500.00 and is executed by Grantee, payable to the order of Grantor. It is secured by a vendor's lien retained in this deed and by a deed of trust of even date, from Grantee to DAVID CROOK, Trustee.

**Property (including any improvements):**

**LOT 24, CANUCK VILLAGE SUBDIVISION HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED DOCUMENT # 2040759 IN THE OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.**

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

SAVE & EXCEPT all oil, gas, and other minerals not previously reserved;

SUBJECT TO liens in favor of McAllen National Bank as recorded in Deeds of Trust dated December 8, 2006 and recorded as documents # 1695607 in the official records of Hidalgo County, Texas.

SUBJECT TO the prior reservations of all oil, gas, and other minerals;

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

For Grantor and Grantor's successors, a reservation of an undivided interest in the oil, gas and other minerals that are in and under the property and that may be produced from it and a reservation of the right of ingress and egress at all times for mining, drilling, exploring, operating, and developing the property for oil, gas, and other minerals and for removing them from the property. If this interest is subject to an existing lease for oil, gas, and other minerals, Grantor is entitled to receive the royalties and other benefits that are associated with the interest and payable under the lease.

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, executor, administrators, successors or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, when the claim is by, through, or under Grantor, but not otherwise. This conveyance is made subject to the restrictions, reservations and covenants for Canuck Village Subdivision, recorded as Document # 2043564 Official Records of Hidalgo County, Texas.

This conveyance is made subject to the following restrictions:  
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.

Paul Daniec

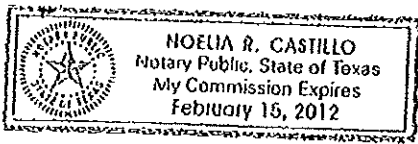
Paul Daniec-President of  
Daniec Land & Cattle Co., INC

ACKNOWLEDGMENT

STATE OF TEXAS            }  
COUNTY OF HIDALGO    }

This instrument was acknowledged before me on August 5, 2011 by PAUL DANIEC, President of Daniec Land & Cattle Co., INC.

Noelia R. Castillo  
Notary Public, State of Texas



AFTER RECORDING RETURN TO:

Daniec land & Cattle Co. Inc.  
P.O. Box 720821  
McAllen TX 78504

Chapter 232 Texas LGC Application

APPLICATION NO:  
1-8380  
Aug. 29, 2011

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

C1297-00-000-0024-00

[ 1 ] OWNER: IBARRA, VICTOR & JESSICA  
P.O. BOX 62  
DONNA, TX. 78537  
Telephone No. 373-4887

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
CANUCK VILLAGE LOT 24  
AE-44

LOCATION: 0 MILE 2 & MILE 12

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: EXIST

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: META

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

[10] EST. COST OF CONST.: \$900

[ 5 ] SIZE OF STRUCTURE: 720 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

[ 6 ] USE OF BUILDING: MOBILE HOME ZONE AE

Special Conditions: No construction allowed over any easements.  
MUST COMPLY WITH ALL COUNTY SETBACKS & REG.  
FRONT 25' REAR 40' SIDE 6' NORTHSIDE 17.7'  
80.00 ELEV.

FOR COUNTY USE ONLY  
APPLICATION FEES

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

Prepared by [Signature] Date 9-28-11

Light [X] Water [X]

Approved by [Signature] Date 9-13-11

Flood Zone: MI  
Panel No. /Suffix: 0450C Pct: 1

Community No.: 480334

Certification of Elevation  
Required:  YES  NO  BFE

Signature of Owner or Applicant [Signature] Date 09/28/11

- 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.  
Westlaco, 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: 1-8403

10-07-11

### 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: Maria E. Pineda

Address: P.O. Box 1595  
Westlaco, TX

Phone: (956) 365-3159

Approved by Environmental Health:	Temporary Service	Final Service
<u>[Signature]</u>	<u>—</u>	<u>[Signature]</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 1</u>	<u>45257</u> <u>10/12/11</u>

Water Supplier: North Alamo

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

Account/ESI No.: NIA  
 Temporary Pole  Permanent Service

regarding the land described as: Eagles Nest Estates Unit III Lot 10 Block 10

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 08-30-07);

(verified by Maria E. Pineda);

(verified by [Signature] 10-14-11);

(verified by [Signature] 10-12-11);

(verified by [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  
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956-973-7850

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

Precinct 12 3 4

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

Application No: 1-8403

### 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: Maria E. Prada  
Address: P.O. Box 1595  
Weslaco, TX - 78596  
Phone: (956) 365-5159

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

Eagles Nest Est. UT 3

STATUS OF PERSON OR ENTITY MAKING REQUEST:

LOT # 10 Block # 10

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

Maria E. Prada  
Requesting Party (Signature)

10/7/11  
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

10/12/2011  
Date

[Signature]  
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:

1-8403

Oct. 7, 2011

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

1902 JOE STEPHENS WESLACO TX 78596  
TEL 968-4724 FAX 447-8612

E0155-03-010-0010-00

[ 1 ] OWNER: PINEDA MARIA E.

P.O BOX 1593  
WESLACO TX 78596

Telephone No. 650-6843

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
EAGLES NEST EST. UNIT 3  
LOT 10 BLK 10

LOCATION: 0 MILE 6 1/2 & MILE 9

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: EXIST

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: BLOC

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

[ 10 ] EST. COST OF CONST.: \$35,000

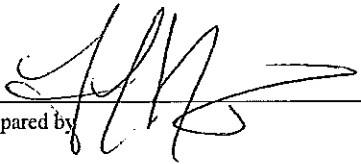
[ 5 ] SIZE OF STRUCTURE: 1,600 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

[ 6 ] USE OF BUILDING: REST. ZONE X-25

**Special Conditions: No construction allowed over any easements.**  
MUST CUMPLY WITH ALL COUNTY SETBACKS & REGULATIONS  
SETBACKS FRONT: 25' REAR:25' SIDE:6' SIDE:6'  
MIN. ELEV. ABOVE TOP CURB 18"

FOR COUNTY USE ONLY  
APPLICATION FEES

  
Prepared by

10/7/11  
Date

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

Light [X] Water [X]

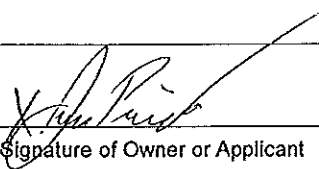
JONATHAN NIORDO  
Approved by

10/5/11  
Date

Flood Zone: NO  
Panel No. /Suffix: 0450C Pct: 1

Community No.: 480337

Certification of Elevation  
Required:  YES  NO  BFE

  
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.

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**WARRANTY DEED**  
Conforms to State Bar of Texas Form

Date: August 22, 2011

Grantor: TONY BARBOSA and wife, LIDIA BARBOSA

Grantor's Mailing Address: P. O. Box 677  
Helotes, Texas 78023  
Bexar County

Grantee: MARIA EZABELL PINEDA, a single woman

Grantee's Mailing Address: P. O. Box 1593  
Weslaco, Texas 78596  
Hidalgo, County

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

Property (including any improvements):

Lot Ten (10), Block Ten (10), Eagle's Nest Estates Subdivision, Unit III, Farm Tract 213 of the West and Adams Tract Subdivision, recorded in Volume 53, Pages 170-171 of the Map Records in the Office of the County Clerk, Hidalgo County, Texas, reference is here made for all purposes.

Reservations from and Exceptions to Conveyance and Warranty:

1. Restrictive Covenants dated September 5, 2007, filed September 12, 2007 under Document Number 1805075, Official Records and Volume 53, pages 170-171, Map Records and Volume 53, Pages 170-171, Map Record Hidalgo County, Texas.
2. SUBJECT TO easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded instruments, other than liens and conveyances, that affect the property;
3. SUBJECT TO all mineral reservations, oil and gas leases, water rights, easements and building restrictions and conditions, if any, of record;
4. SUBJECT TO the subdivision regulations of the County of Hidalgo and/or Ordinances or governmental regulations of the City in which the property may be located or holding extra-territorial jurisdiction of said property;
5. Visible and apparent easements on or across the property herein described.

6. Taxes for the current year and all subsequent years and any and all other assessments made based on change in land usage.

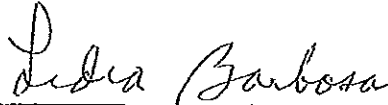
Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, to have and to hold it to Grantee, Grantee's heirs, executors, administrators, successors or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors, to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

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



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TONY BARBOSA



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LIDIA BARBOSA

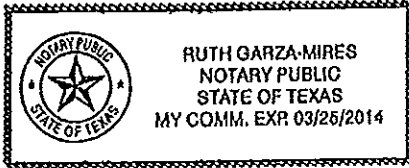
THE STATE OF TEXAS  
COUNTY OF BEXAR

§  
§  
§

ACKNOWLEDGMENT

This instrument was acknowledged before me on the 24<sup>th</sup> day of August, 2011, by TONY

BARBOSA and wife, LIDIA BARBOSA.



*Ruth Garza-Mires*  
\_\_\_\_\_  
Notary Public, STATE OF TEXAS

AFTER RECORDING, RETURN TO:

MIGUEL D. WISE, P.C.  
3516 East Expressway 83, Suite A  
Weslaco, Texas 78596

File: 10.252

PREPARED IN THE LAW OFFICE OF:

MIGUEL D. WISE, P.C.