

<b>PLANNING DEPT. PCT 3 CERTIFICATE OF PLAT &amp; UTILITY STATUS</b>		
	<b>APPLICANT</b>	<b>APPLICATION NO.</b>
1.	URBANO VILLARREAL	3-11835
2.		
3.		
4.		
5.		
6.		
7.		
	COMM. COURT: November 8, 2011	



# PLANNING DEPARTMENT

## 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

3-11835

10/31/11

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

Application No:

### 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: Urbano Villarreal  
Yvonne E. Villarreal

Address: 7015 N Bentzen Palm Dr  
820 N La H  
Mission, Tx.  
78574

Phone: (956) 534-56-85

Approved by Environmental Health:	Temporary Service _____	Final Service <u>agnote montes</u>
Inspection/Permit No:	Authorized Signature _____	Authorized Signature _____
Date Approved:	<u>1 / 1</u>	<u>10 / 31 / 11</u>

Water Supplier: NA

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

Account/ESI No.: 100327894-

Temporary Pole  Permanent Service

regarding the land described as:

Urbano Villarreal sub. Lote # 1

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

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

- yes A plat has been prepared;
- yes A plat has been reviewed and approved by the Commissioners Court;
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;
- NO an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable;
- yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023;
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(Date approved 8/18/11);

(verified by Agustino Garcia);

(verified by Agnote);

(verified by Antons);

(verified by Agustino Garcia);

[Signature]  
Planning Department Authorized Signature

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

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 02-19-10

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

Precinct 1 2 3 4  
311835  
10/31/11

Application No:

### 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: Yvonne E. Villarreal  
*Urbano Villarreal*

Address: 7015 N Bentsen Palm Dr.  
Mission, Tx. 78574

Phone: (956) 534-56-85

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

Urbano Villarreal Sub. Lote #1

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Yvonne E. Villarreal  
Requesting Party (Signature)      10-31-11  
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:

11/1/11  
Date

[Signature]  
County Official

**WARRANTY DEED  
WITH VENDOR'S LIEN**

THE STATE OF TEXAS    §  
                                  §  
COUNTY OF HIDALGO   §

THE STATE OF TEXAS  
COUNTY OF HIDALGO  
This is to certify that the above and foregoing instrument  
is a true and correct copy of the original filed for record  
KITTELMAN, THOMAS A. MIRAZ & GONZALES, P.L.L.C

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DATE: July 25, 2002

GRANTOR: JOSE LUIS CRUZ and wife, ENEDINA CRUZ

GRANTOR'S MAILING ADDRESS: 1608 E. 3 Mile Line, Mission, Hidalgo County, Texas 78572.

GRANTEE: URBANO VILLARREAL

GRANTEE'S MAILING ADDRESS (including county): Rt. 26 Box 7750-C, Mission, Hidalgo County, Texas 78572.

CONSIDERATION: Ten and No/100 (\$10.00) Dollars and the execution and delivery by Grantee of a certain promissory note of even date herewith in the principal amount of \$52,380.00, payable to the order of JOSE LUIS CRUZ AND WIFE, ENEDINA CRUZ as therein provided, the payment of the note is additionally secured by a Deed of Trust, Security Agreement and Financing Statement of even date herewith to Scott A. Walsh, Trustee. The vendor's lien herein retained shall serve as additional security for the payment of the above described note.

**PROPERTY:**

Being a 8.34 acre tract of land, more or less, out of Lot Ten (10) and Lot Eleven (11). Linda Vista Subdivision, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 8, Page 11 Map Records, Hidalgo County, Texas, as recorded in Volume 8, Page 11, Map Records, Hidalgo County, Texas, said tract of land being more particularly described by metes and bounds as follows:

COMMENCING for reference at the Southeast corner of Lot 10, and also being the centerline of Bentsen Palm Drive,

THENCE, North 08 degrees 50 minutes 00 seconds East, with and along the East line of Lot 10, a distance of 198.93 feet to a point for the Southeast corner of this description for the POINT OF BEGINNING.

THENCE, North 81 degrees 10 minutes 00 seconds West, parallel to the South line of Lot 10, a distance of 35.00 feet pass a one-half (1/2) inch diameter iron rod found at the existing West right-of-way line of Bentsen Palm Drive, and a total distance of 1458.30 feet to a one-half (1/2) inch diameter iron rod set for the Southwest corner, and also being a point on the West line of Lot 10;

THENCE, North 08 degrees 50 minutes 00 seconds East, with and along the West line of Lot 10 and Lot 11, a distance of 99.77 feet pass the common lot of Lot 10 and Lot 11, and a total distance of 249.12 feet to a one-half (1/2) inch diameter iron rod set for the Northwest corner;

THENCE, South 81 degrees 10 minutes 00 seconds East, parallel to the South line of Lot 11, a distance of 1423.30 feet pass a one-half (1/2) inch diameter iron rod found at the existing West right-of-way line of Bentsen Palm Drive, and a total distance of 1458.30 feet to a railroad spike found for the Northeast corner;

THENCE, South 08 degrees 50 minutes 00 seconds West, with and along the East line of Lots 10 and 11, a distance of 149.35 feet pass the common Lot line of Lots 10 and 11 and a total distance of 249.12 feet to a point for the Southeast corner of this description for the POINT OF BEGINNING, said tract of land containing 8.34 acres, more or less.

**RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:**

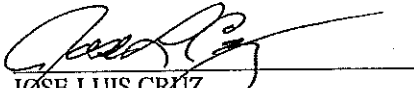
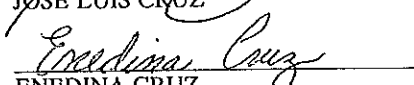
1. All the oil, gas and other minerals, in, under or that may be produced from the subject property are excepted herefrom in instrument dated December 8, 1998, recorded under Clerk's File No. 734838, Official Records, Hidalgo County, Texas.
2. Easement granted to TENNESSEE GAS TRANSMISSION CO., as set forth in instrument recorded in Volume 848, Page 233, Deed Records, Hidalgo County, Texas. (Blanket)
3. Subject to any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway and the rights of the public thereto.
4. Subject to any portion of subject property described herein lying within canal right of way.
5. Easements, Rules, Regulations and Rights in favor of Hidalgo County Irrigation District No. 6. (Blanket)
6. Easements and reservations as may appear upon the recorded map and dedication of said subdivision.
7. Easements or claims of easements, which are not recorded in the public records.
8. Taxes for 2002 and subsequent years and subsequent assessments for prior years due to change in land usage or ownership.

Grantor, for the consideration and subject to the reservations from the 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.

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.

Jose Luis Cruz and wife, Enedina Cruz have advanced that portion of the purchase price of the property that is evidenced by the first lien note. In consideration of that payment, Jose Luis Cruz and wife, Enedina Cruz hereby retain a first and superior vendor's lien against and superior title to the property.

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

  
JOSE LUIS CRUZ  
  
ENEDINA CRUZ

**ACKNOWLEDGMENT**

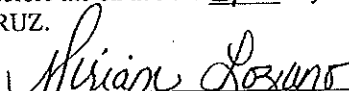
THE STATE OF TEXAS

§

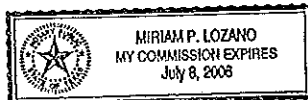
COUNTY OF HIDALGO

§

This instrument was acknowledged before me on this the 3<sup>rd</sup> day of July, 2002 by JOSE LUIS CRUZ and wife, ENEDINA CRUZ.

  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:  
Mr. Urbano Villarreal  
Rt 26 Box 7750-C  
Mission, Texas 78572





Chapter 232 Texas LGC Application

APPLICATION NO:  
3-11835  
Oct. 31, 2011

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

U4005-00-000-0001-00

[ 1 ] OWNER: VILLARREAL, URBANO  
7015 N BENTSEN PALM DR  
  
MISSION, TX 78574  
Telephone No. 534-5685

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
URBANO VILLARREAL LOT 1  
A-25

LOCATION: 0 BENTSEN PALM DR & 5 3/4 M

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: EXIST

[ 3 ] WATER SYSTEM: SHAR

[ 9 ] CONSTRUCTION TYPE: BLOC

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

[ 10 ] EST. COST OF CONST.: \$25,000

[ 5 ] SIZE OF STRUCTURE: 990 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

[ 6 ] USE OF BUILDING: NEW RES ZONE A

**Special Conditions: No construction allowed over any easements.**  
MUST COMPLY W/ALL REGULATIONS AND SETBACKS.  
FRONT 50' SIDES 15' REAR 35'  
AS PER COE

FOR COUNTY USE ONLY  
APPLICATION FEES

Sandria Carter  
Prepared by

10/31/11  
Date

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

Light  Water

Flood Zone: MI 0290 D Pct: 3  
Panel No. /Suffix: \_\_\_\_\_

Community No.: 480334

Certification of Elevation  
Required:  YES  NO  BFE

R. Carter  
Approved by

10/31/11  
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.

\_\_\_\_\_  
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.