

PLANNING DEPT. PCT 3 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	OSCAR A. PENA	31771
2.		
3.		
4.		
5.		
6.		
7.		
	COMM. COURT: December 6, 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

Precinct 1 2 (3) 4

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

Application No: 31771
1/20/2004

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: Oscar A Peña

Address: 7323 Maria Dr
Palmview TX

Phone: 956 270 1309

Approved by Environmental Health:	Temporary Service	Final Service
	Authorized Signature	<u>condemned</u> Authorized Signature
Inspection/Permit No:		<u>SPW</u>
Date Approved:	<u>1 1</u>	<u>11/29/11</u>

Water Supplier: mud #1

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

Account/ESI No.: 100.32789427833018
[] Temporary Pole [] Permanent Service

regarding the land described as:

Villa Rama East Phase IV Lot #421

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;
- 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 8/27/03);

(verified by Roy Cantu);

(verified by Agredo);

(verified by Antous);

(verified by Roy Cantu);

Roy Cantu 11/29/11
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



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

Precinct 1 2 3 4

Application No: 31771
1/20/2004

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: Oscar A Peña

Address: 7323 Maria Dr

Palmview tx

Phone: 956 270 1309

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

Villa Rama East Phase IV Lot # 421

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Oscar A Peña
Requesting Party (Signature)

11-29-11
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:

11/29/11
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.

WARRANTY DEED WITH VENDOR'S LIEN

Date: May 19, 2010

Grantor: EDUARDO SALINAS, as his sole and separate property

Grantor's Mailing Address (including county): 4208 E. Jenica Street
San Juan, Hidalgo County, Texas 78589

Grantee: OSCAR A. PENA and wife, ADELA GARZA PENA

Grantee's Mailing Address (including county): 211 S. 29TH
Edinburg, Hidalgo County, Texas 78539

Consideration: TEN AND NO/100THS DOLLARS (\$10.00) and other good and valuable consideration; and a note of even date that is in the principal amount of ELEVEN THOUSAND AND NO/100THS DOLLARS (\$11,000.00) and is executed by Grantees, 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 dated from Grantees to JOSEPH PRESTIA, Trustee.

Property (including any improvements): All of Lot 421, VILLA RAMA EAST PHASE IV, an Addition to the City of Palmview, Hidalgo County, Texas, according to the map recorded in Volume 43, Pages 55- 57, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from and Exceptions to Conveyance and Warranty:


1. The following restrictive covenants of record dated March 5, 2004, filed March 16, 2005 under Document Number 1447123, Official Records and Volume 43, Page 55-57, Map Records of Hidalgo County, Texas, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.
2. Minimum floor elevations, setback lines, easements and restrictions as shown on the map of Villa-Rama East Phase IV, recorded in Volume 43, Pages 55-57, Map Records of Hidalgo County, Texas.
3. Easement and Agreement in favor of Central Power & Light Company, dated November 21, 2002, filed January 29, 2003 under document Number 1162381 in the Official Records, Hidalgo County, Texas, to furnish, maintain and operate underground electric cables and other facilities as map appear upon the map attached thereto.
4. Blanket right of way easement in favor of Rick Martin d/b/a Villa-Rama East Subdivision as shown by instrument dated March 16, 1999, filed March 25, 1999 under Document Number 759129, Official Records of Hidalgo County, Texas, as long lots 28 and 29 are utilized to grow citrus fruit and any other agricultural products.
5. Water Service Agreement by and between, Hidalgo County Water Control and Improvement District No. 1 and Sr, Louis Groves Irrigation Company as shown by instrument dated March 8, 1956, recorded in Volume 857, Page 232, Deed Records of Hidalgo County, Texas.
6. Conveyance of Water Rights in favor of the Hidalgo County Municipal Utility District #1 as shown by instrument dated August 2, 2005, filed August 15, 2005, under Document Number 1508887, dated November 9, 2006, filed November 13, 2006 under Document Number 1686104 and dated November 28, 2006, filed December 1, 2006 under Document Number 1693188, Official Records of Hidalgo County, Texas.
7. Terms, stipulations and conditions contained in Oil, Gas and Mineral Leases in favor of Smith Production, Inc., filed November 16, 1999 under Document Numbers 823328, 823329, 823330, 823332, 823333, 823336, 823337, and 823338 and filed July 9, 2004, under Document Numbers 1356115 and 1356116, Official Records of Hidalgo County, Texas.
8. Terms, stipulations and conditions contained in Geophysical Permit and Lease Option Agreement in favor of Smith Production, Inc., filed February 20, 2003 under Document Numbers 1169724 and 1169725; dated January 20, 2003, filed March 12, 2003 under Document Number 1177104, extension filed August 23, 2004 under Document Number 1373161; dated January 20, 2003, filed March 12, 2003 under Document Number 1177105, extension filed August 23, 2004 under Document Number 1373162;

- dated January 21, 2003, filed March 28, 2003 under Document Number 1182369, extension filed August 23, 2004 under Document Number 1373163; dated January 20, 2003, filed April 10, 2003 under Document Number 1187441, extension filed August 23, 2004 under Document Number 1373164 and dated January 20, 2003, filed July 2, 2003 under Document Number 1216810, extension filed April 19, 2005 under Document Number 1460753, all in the Official Records of Hidalgo County, Texas.
9. Terms, stipulations and conditions contained in Oil, Gas and Mineral Leases in favor of Smith Production, Inc., as shown by instruments dated July 2, 2004, filed July 9, 2004 under Document Number 1356116; and dated July 2, 2004, filed July 9, 2004 under Document Number 1356115, Official Records of Hidalgo County, Texas.
 10. Mineral and/or royalty reservation contained in deed dated August 1, 1950, recorded in Volume 697, Page 47, Deed Records of Hidalgo County, Texas.
 11. Mineral and/or royalty reservations contained in deed dated March 5, 2010, filed March 31, 2010 under Document Number 2089051, Official Records of Hidalgo County, Texas.
 12. Rights of parties in possession.
 13. Visible and apparent easements on or across the property herein described.
 14. Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.

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.

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.

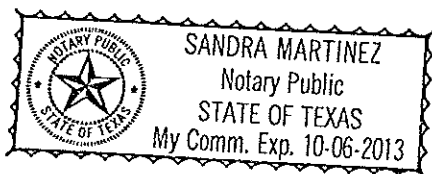


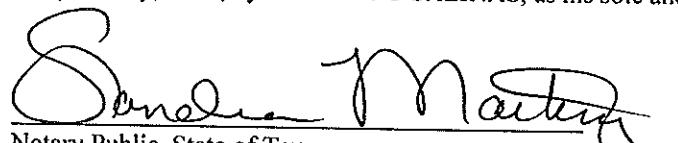
 EDUARDO SALINAS, as his sole and separate property

(Acknowledgment)

STATE OF TEXAS *
 COUNTY OF Hidalgo *

This instrument was acknowledged before me on this the 21st day of May, 2010, by EDUARDO SALINAS, as his sole and separate property.





 Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Mr. and Mrs. Oscar A. Pena
 211 S. 29th
 Edinburg, Texas 78539

PREPARED IN THE LAW OFFICE OF:

PRESTIA & ORNELAS
 P. O. Box 876
 Edinburg, Texas 78540
 (956) 383-6251

Chapter 232 Texas LGC Application

APPLICATION NO:

31771

Jan. 20, 2004

COUNTY OF HIDALGO
PLANNING DEPARTMENT

PO DRAWER B
TEL 318-2840

EDINBURG TX 78539
FAX 318-2844

V3440-04-000-0421-00

[1] OWNER: RANGEL, BEATRICE D.

P.O. BOX 3008
MISSION, TX. 78572

Telephone No. 460-4869

[7] LEGAL DESC./NAME OF SUBDIVISION
VILLA-RAMA EAST PH 4 LOT 421
C-51

LOCATION: 0 SHOWERS & EXP. 83

[2] CONTRACTOR: SELF

[8] SEWAGE: PUBLI

[3] WATER SYSTEM: OTHE

[9] CONSTRUCTION TYPE: BLOC

[4] PURPOSE OF APPLICATION: NEW RESIDENCE
C-51 NEW RESIDENTIAL

[10] EST. COST OF CONST.: \$50,000

[5] SIZE OF STRUCTURE: 2,747 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: RESIDENCE

Special Conditions: No construction allowed over any easements.
FRONT 25' SIDES 6' REAR 15'

FOR COUNTY USE ONLY
APPLICATION FEES

S. Cantu

Prepared by

01-20-04

Date

OTHER _____

TOTAL AMOUNT \$0.00

Light [X]

Water []

Flood Zone: NO

Panel No. /Suffix: _____ Pct: 3

Community No.: _____

Certification of Elevation

Required: YES NO BFE

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

Approved by

Date

Signature of Owner or Applicant

Date

[NOTICE]

SEPARATE PERMITS ARE REQUIRED FOR SEPTIC TANKS. THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS. OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF ONE YEAR AT ANYTIME AFTER WORK IS COMMENCED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND REGULATIONS GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.