

PLANNING DEPT. PCT.#1 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	EVANGELINA E. AREVALO	1-8414
2.	RAMON SAENZ	1-8262
3.	GABRIEL MATA	1-8541
	COMM. COURT: JANUARY 17, 2012	



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: 1-8914

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: Evangelina S. Arevalo

Address: 2325 W 34 ST
Weslaco TX 78596

Phone: 956-605-3740

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	_____
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 1</u>	<u>PUBLIC STENFOR</u> <u>1 13 2012</u>

Water Supplier: N/A

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

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

regarding the land described as:

BALLP ESTATES SUBDIVISION LOT TWO 2 BLOCK FOUR 4

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 4-17th-1978);

(verified by Gilbert Reina);

(verified by J. G.);

(verified by J. G.);
(verified by Gilbert Reina);

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: 1-8434

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: Evangelina E. Arevalo
Address: 103rd Cynthia Ave.
Donna, TX, 78537
Phone: (956) 605-3740

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

Ball Estates lot #2 Blk #4

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Evangelina E. Arevalo 1-2-12
Requesting Party (Signature) 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:

1/04/12
Date

[Signature]
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:

1-8414

Oct. 14, 2011

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

B0500-00-004-0002-00

[1] OWNER: AREVALO, EVANGELINA
RR 7 BOX 147J

[7] LEGAL DESC./NAME OF SUBDIVISION
BALLI ESTATES LOT 2 BLK 4

WESLACO TX 78596-6975

Telephone No.

LOCATION: 0

[2] CONTRACTOR: SELF

[8] SEWAGE: PUBLI

[3] WATER SYSTEM: OTHE

[9] CONSTRUCTION TYPE: BLOC

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

[10] EST. COST OF CONST.: \$5,000

[5] SIZE OF STRUCTURE: 806 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 15' SIDES 6' FINISH FLOOR ELEV.
18" ABOVE NATURAL GROUND

FOR COUNTY USE ONLY APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$30.00

Light [X] Water [X]

Flood Zone: NO
Panel No. /Suffix: _____ Pct: 0

Community No.: _____

Certification of Elevation
Required: YES NO BFE

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

Prepared by _____ Date _____

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.

The State of Texas,

County of Hidalgo

GIFT DEED

Know All Men by These Presents:

2244312

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 DRIVERS'S LICENSE NUMBER.

THAT I, Jose Armando Arevalo, a single man

of the County of Hidalgo State of Texas for and in consideration

of the sum of TEN AND NO/100ths-----(\$10.00)-----DOLLARS and other valuable consideration.

to me in hand paid by EVANGELINA ECHAVARRIA AREVALO

as follows:

have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey, unto the said

EVANGELINA ECHAVARRIA AREVALO

whose mailing address is 2325 W. 34th St., Weslaco, Texas 78596 of the County of Hidalgo State of Texas all that certain Property (including any improvements):

Lot Two (2) Block Four (4), BALLI ESTATES SUBDIVISION, Hidalgo County, Texas, according to the map recorded in Volume 20, Page 92, 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:

Any restrictions or reservations of record with the office of the County Clerk of Hidalgo County, Texas.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said

EVANGELINA ECHAVARRIA AREVALO, her heirs and assigns forever and I do hereby bind myself, my heirs, executors and administrators, to Warrant and Forever Defend, all and singular the said premises unto the said

EVANGELINA ECHAVARRIA AREVALO, her heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof,

WITNESS my hand at Donna, Texas this 24th day September 2011.

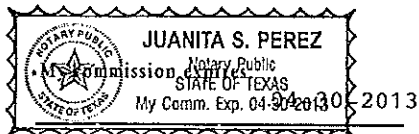
Witness at Request of Grantor:

Jose Armando Arevalo

STATE OF TEXAS COUNTY OF Hidalgo

(Acknowledgment)

This instrument was acknowledged before me on the 24th day of September 2011 by Jose Armando Arevalo.



Notary Public, State of Texas Notary's printed name: JUANITA S. PEREZ



CERTIFICATE OF COMPLIANCE

NAME OF THE PROPERTY OWNER: Evangelina E. Arevalo

LEGAL DESCRIPTION OF PROPERTY: Balli Estates Subdivision, Lot 2, Block 4
Hidalgo County, Texas

LOCATION OF PROPERTY: 103 Cynthia Ave., Donna, TX 78537

DATE: December 27, 2011

The property described above or in the attached legal description is in compliance with City of Donna's Subdivision Regulations. Utility services may be extended to the property by the public utilities holding a certificate of conveyance and necessity in such area. This certificate applies to the issuance of permits for the construction of a residential and non-residential building.

Compliance with the City of Donna's Subdivision Regulations is based on:

- The city will provide sewer service to the area.
- The city will provide water service to the area.
- The property was subdivided after it being in the City's extraterritorial jurisdiction or corporate limits.
- Where the last recorded conveyance of such lot or tract by metes and bounds was prior to October 15, 1973.
- Where a building was in existence on said lot prior to October 15, 1973.
- Where such subdivision, whether by recorded plat or by actual occupancy and use, was in existence prior to October 15, 1973.
- Where such division of land is used for agricultural purposes in parcels or tracts of more than 5 acres & not involving any new street, alley, or easement of access.
- A Family partition in accordance with Ordinance No. 729.
- Building in compliance with the city's subdivision regulations.
- Previous Deed Before 1995 as per Tommy Ureste, Hidalgo County Planning Dept.

PROPERTY IS SUBJECT TO STATE AND COUNTY REGULATIONS THAT MAY INCLUDE BUILDING PERMITS, FLOOD PLAIN MANAGEMENT, MINIMUM LOT SIZE FOR SEPTIC TANK PERMITS, ALLOWABLE NUMBER OF UNITS PER LOT OR TRACT, POTABLE WATER SUPPLY, ETC.

COMMENTS: Any future division of the property for any purpose will be subject to compliance with the City's review and Subdivision Ordinance requirements and subject to County Planning Department Certificate of approval.



Fernando Flores, Planning Director



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. Sesin, P.E., CFM
Planning Administrator

Application No: 1-8262

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: RAMON SAENZ

Address: 22290 FM 88
Edcouch, TX 78538

Phone: 956-522-0094

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		1327
Date Approved:	1 1	1 13 12012

Water Supplier: North Alamo Water Supply

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

Account/ESI No.: 10032789487608666
 Temporary Pole Permanent Service

regarding the land described as:

LOT 4, El Monte Subdivision, Hidalgo County

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 5/12/2011);

(verified by Gilbert Pecina);

(verified by J. Shb);

(verified by J. Shb);

(verified by J. Shb);

[Signature]
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 02-19-10

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Precinct No.3 Substation
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Mission, TX 78572
956-205-7045
956-205-7049

Precinct ① 2 3 4

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

Application No: 1-8262

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: RAMON SAENZ

Address: 22290 FM 88
Edcouch, TX 78538

Phone: 956-522-0094

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

LOT 4, EL MONTE Subdivision, Hidalgo County

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Ramon Saenz
Requesting Party (Signature)

1/3/12
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:

1-04-12
Date

[Signature]
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:

1-8262

Aug. 16, 2011

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

E4450-00-000-0004-00

[1] OWNER: SAENZ, RAMON

[7] LEGAL DESC./NAME OF SUBDIVISION
EL MONTE LOT 4

22290 N. FM 88
EDCOUCH, TX. 78596

Telephone No. 522-0094

LOCATION: 0 FM 88 & MILE 19

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTA

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: WOOD

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

[10] EST. COST OF CONST.: \$5,000

[5] SIZE OF STRUCTURE: 980 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
NO

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

Special Conditions: No construction allowed over any easements.
MUST COMPLY W/ALL REGULATIONS & SETBACKS
FRONT 50' SIDE'S 6' REAR 15' FINISH FLOOR OF ELEV.
18" NATURAL GROUND

FOR COUNTY USE ONLY
APPLICATION FEES

OTHER
TOTAL AMOUNT \$30.00

Light [X] Water [X]

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

Community No.:

Certification of Elevation
Required: YES NO BFE

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

Prepared by Date

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.

CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU
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.

DEED OF TRUST

Date: June 11, 2010

Grantor: RAMON SAENZ

Grantor's Address: 22290 N. FM 88, Edcouch, Hidalgo County, Texas 78538

Trustee: JUAN E. GONZALEZ

Trustee's Address: 3110 E. Business Hwy 83, Weslaco, Hidalgo County, Texas 78596

Beneficiary: ROBERT MORALES

Beneficiary's Address: P. O. Box 947, Edcouch, Hidalgo County, Texas 78538

Note(s)

Date: June 11, 2010

Amount: SEVENTEEN THOUSAND AND NO/100THS DOLLARS
(\$17,000.00)

Maker: RAMON SAENZ

Payee: ROBERT MORALES

Final Maturity Date: As provided in the Note

Terms of Payment: As provided in the Note

Property (including any improvements): Lot 4, EL MONTE SUBDIVISION, Hidalgo County, Texas, according to map thereof recorded in Volume 21, Page 145, Map Records of Hidalgo County, Texas.

Prior Lien(s) (including recording information): None

Other Exceptions to Conveyance and Warranty:

Restrictions contained in Contract for Sale recorded in Volume 1750, Page 653, Deed Records of Hidalgo County, Texas, but omitting any covenant condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.

Right-of-Way Easement granted to North Alamo Water Supply Corporation, by instrument dated August 12, 1969, recorded in Volume 1260, Page 817, Deed Records of Hidalgo County, Texas.

Right-of-Way Agreement granted by Pacific Securities Corporation to Western Natural Gas Company, by instrument dated April 11, 1962, recorded in Volume 1036, Page 198, Deed Records of Hidalgo County, Texas.

Agreement dated January 21, 1995 between Central Power and Light Company and Jose A. Guerrero filed for record in the Office of the County Clerk of Hidalgo County, Texas, on January 28, 1994, under Clerk's File No. 366767.

Water Service Agreement dated August 28, 1986 between North Alamo Water Supply Corporation and George Lookingbill recorded in Volume 2338, Page 338, Official Records of Hidalgo County Texas.

Easements and conditions as shown on the Map recorded in Volume 21, Page 145, Map

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

10. The term "note" includes all sums secured by this deed of trust.

11. This deed of trust shall bind, inure to the benefit of, and be exercised by successors in interest of all parties.

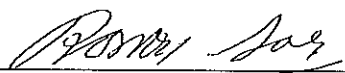
12. If Grantor and Maker are not the same person, the term "Grantor" shall include Maker.

13. Grantor represents that this deed of trust and the note are given for the following purposes:

The debt evidenced by the note is in part payment of the purchase price of the property; the debt is secured both by this deed of trust and by a vendor's lien on the property, which is expressly retained in a deed to Grantor of even date. This deed of trust does not waive the vendor's lien, and the two liens and the rights created by this instrument shall be cumulative. Beneficiary may elect to foreclose under either of the liens without waiving the other or may foreclose under both. The deed is incorporated into this deed of trust.

14. If all or any part of the property or an interest therein is sold or transferred by Grantor without Beneficiary's prior written consent, Beneficiary may, at Beneficiary's option declare all the sums secured by this Deed of Trust to be immediately due and payable.

15. Grantor agrees to furnish on Beneficiary's request evidence satisfactory to Beneficiary that all taxes and assessments on the property have been paid when due and evidence of Grantor's financial condition.

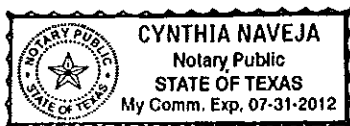


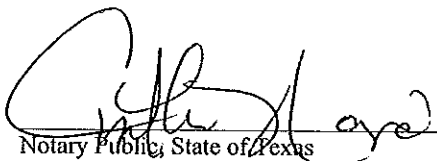
RAMON SAENZ

Acknowledgment)

State of TEXAS
County of HIDALGO

This instrument was acknowledged before me on the 11 day of June, 2010, by RAMON SAENZ.





Notary Public, State of Texas

After Recording, Return to:

Robert Morales
P. O. Box 947
Edcouch, Texas 78538



PLANNING DEPARTMENT

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Precinct D 2 3 4

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

Application No: 1-8541

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: Gabriel Metz

Address: 1517 Washington Dr
Donna TX 78537

Phone: 956-854-1146

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

Water Supplier: North Alamo

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

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

regarding the land described as:

BABB RC #4 Lot #19 Blk 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; (Date approved 08/24/1992);
- Yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by Gilbert Pecina);
- 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; (verified by [Signature]);
- 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; (verified by [Signature]);
- Yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by Gilbert Pecina);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



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Precinct 1 2 3 4

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

Application No: 1-8541

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: Gabriel Metz

Address: 1517 Westington Dr
Domar 2 TX 78537

Phone: 956-854-1146

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

BABB RC #4 Lot 19 Blk 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

Gabriel Metz
Requesting Party (Signature)

12-29-2011
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:

1/4/2011
Date

[Signature]
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:

18541

Dec. 29, 2011

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

B0050-04-002-0019-00

[1] OWNER: MATA, GABRIEL

1517 WASHINGTON
DONNA TX 78579-0743

Telephone No.

[7] LEGAL DESC./NAME OF SUBDIVISION
BABB, R C #4 LOT 19 BLK 2

LOCATION: 0 MILE 4 & FM 88

[2] CONTRACTOR: SELF

[8] SEWAGE: PUBLI

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: WOOD

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

[10] EST. COST OF CONST.: \$15,000

[5] SIZE OF STRUCTURE: 1,023 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: REST. ZONE B-01

Special Conditions: No construction allowed over any easements.

MUST CUMPLY WITH ALL COUNTY SETBACKS & REGULATIONS

SETBACKS FRONT:25' REAR:15' SIDE:6' SIDE:6'
MIN. ELEV. ABOVE TOP OF NATURAL GROUND 18"

**FOR COUNTY USE ONLY
APPLICATION FEES**

OTHER _____

TOTAL AMOUNT \$30.00

Light [X]

Water [X]

Flood Zone: NO

Panel No. /Suffix: 0525B

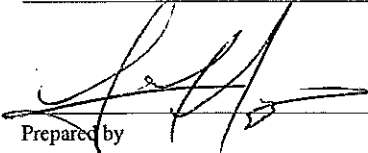
Pct: 0

Community No.: 480337

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

12/29/11
Date

Jonathan Sipco
Approved by

12/21/11
Date

X Gabriel Mata
Signature of Owner or Applicant

12-29-2011
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.

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.

GENERAL WARRANTY DEED

Date: November 28, 2011

Grantor: DIANA VILLARREAL, a single woman, f/k/a DIANA SUAREZ

Grantor's Mailing Address:

DIANA VILLARREAL, f/k/a DIANA SUAREZ
P.O. Box 743
Progreso, Texas 78579
Hidalgo County

A true copy of the original
I certify this 28th day
of November, 2011
Phil Harris
PHIL HARRIS

Grantee: GABRIEL MATA, a single man

Grantee's Mailing Address:

GABRIEL MATA
1517 Washington Dr.
Donna, TX 78537
Hidalgo County

Consideration:

TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

Lot 19, Block 2, R.C. BABB NO. 4, an Addition to the City of Weslaco, Hidalgo County, Texas, according to the map thereof recorded in Volume 22, Page 153 of the Map Records of Hidalgo County, Texas.

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

1. Right-of-Way Easement for roads, pipelines and ditches reserved in Deed dated April 1, 1920, from American Rio Grande Land and Irrigation Company of E.A. Mueller, recorded in Volume 105, Page 237, Deed Records of Hidalgo County, Texas.
2. Grantor reserves the right to use the pipeline running across property conveyed, as reserved in Deed dated February 21, 1944, from J.B. Corser to R.C. Babb, recorded in Volume 529, Page 176, Deed Records, Hidalgo County, Texas.
3. Easements and conditions as shown on the Map recorded in Volume 22, Page 153, Map Records of Hidalgo County, Texas.
4. Easements, etc., in favor of Hidalgo and Cameron Counties Water Control and Improvement District No. 9, and all visible easements.
5. Easements, or claims of easements, which are not of public records.
6. Oil and Gas Lease dated March 5, 1981 from Arturo C. Cuellar Construction Company, Inc., to Tana Oil and Gas Corporation recorded in Volume 400, Page 196, Oil Gas Lease Records of Hidalgo County, Texas.
7. Oil and Gas Lease dated January 29, 1981 from Mattie John Babb to Tana Oil and Gas Corporation recorded in Volume 402, Page 168, Oil Gas Lease Records, Hidalgo County, Texas.

8. All Oil, Gas and other Minerals reserved in Deeds recorded in Volume 476, Page 152 and Volume 521, Page 18, Deed Records, Hidalgo County, Texas and recorded in Volume 2443, Page 357, Official Records of Hidalgo County, Texas.
9. Standby fees, taxes and assessments by any taxing authority for the year 2012 and subsequent years, 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.

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.

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

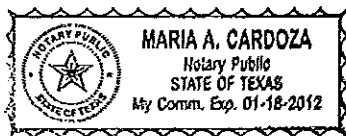

 DIANA VILLARREAL, f/k/a DIANA SUAREZ


STATE OF TEXAS

COUNTY OF HIDALGO



This instrument was acknowledged before me on November 28, 2011, by DIANA VILLARREAL, f/k/a DIANA SUAREZ.




 Notary Public, State of TEXAS

PREPARED IN THE OFFICE OF:

PHIL HARRIS, Attorney at Law
 420 South Missouri Avenue
 P.O. Box 8066
 Weslaco, Texas 78599-8066

AFTER RECORDING RETURN TO:

PHIL HARRIS, Attorney at Law
 P.O. Box 8066
 Weslaco, Texas 78599-8066