



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: 1-8551

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:

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	_____
Authorized Signature	Authorized Signature	Authorized Signature
Inspection/Permit No: Date Approved:	_____ _____/____/____	_____ _____/____/____

Name: Heberto Bocunera

Address: 3130 Pine Ave.
Donna, TX. 78537

Phone: 874-85-28

Water Supplier: North Alamo Water Corp.

Utility Provider: M.V.E.C. AEP
10032789449372690

Account/ESI No.: 260706-001
 Temporary Pole Permanent Service

regarding the land described as:

Victoria North #2 lot # 15

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 4-30-96);

(verified by Gilbert Pacing);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

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

Application No: 1-8551

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: Heberto Bocanegra

Address: 3130 Pine Ave
Danna, TX. 78537

Phone: 874-85-28

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

Victoria North #2 lot #15

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Heberto Bocanegra 1-1-12
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:

1/18/12
Date

[Signature]
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:

1-8551

Jan. 3, 2012

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

V3318-02-000-0015-00

[1] OWNER: BOCANEGRA, MACARIA
2904 STITES RD.
DONNA TX 78537

[7] LEGAL DESC./NAME OF SUBDIVISION
VICTORIA NORTH UT 2 LOT 15
C-44

Telephone No. 874-8528

LOCATION: 0 N. VICTORIA RD.

[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.: \$5,500

[5] SIZE OF STRUCTURE: 960 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
NO

[6] USE OF BUILDING: MOBILE HOME ZONE C

Special Conditions: No construction allowed over any easements.
MUST COMPLY WITH ALL COUNTY SETBACKS & REG.
FRONT 25' REAR 40' SIDES 9'
18" ABOVE CENTER LINE OF STREET

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.

[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.

Prepared by Date

Approved by Date

Signature of Owner or Applicant Date

11/11

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: December 22, 2011

Grantor: DANNY ARNOLD joined pro forma herein by my spouse, KAREN ARNOLD

Grantor's Mailing Address: P.O. Box 595, Weslaco, Hidalgo County, TX 78599-0595

Grantee: HEBERTO BOCANEGRA and wife, MACARIA BOCANEGRA

Grantee's Mailing Address: 2904 Stites Rd., Donna, Hidalgo County, TX 78537

Consideration: Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements): All of Lot 15, VICTORIA NORTH UNIT NO. 2, Hidalgo County, Texas, according to the map recorded in Volume 31, Page 35A, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

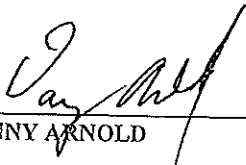
1. Restrictive covenants dated July 15, 1996, filed July 16, 1996, under Document Number 537457, Official Records and Volume 31, Page 35A, Map Records of Hidalgo County, Texas.
2. Statutory easements, rules, regulations and rights in favor of Donna Irrigation District Hidalgo County No.1.
3. Minimum floor elevations, setback lines, utility easements and restrictions as shown on the map of Victoria North Unit No. 2, recorded in Volume 31, Page 35A, Map Records of Hidalgo County, Texas.
4. Easements for electric transmission lines granted to Central Power & Light Company, as set forth in instrument recorded in Volume 342, Page 313 and Volume 346, Page 175, both in the Deed Records and in Volume "M", Page 621, Miscellaneous Records, Hidalgo County, Texas.
5. Easement for right of way granted to Donna Irrigation District Hidalgo County No.1, as set forth in instrument recorded in Volume 1035, Page 567, Deed Records, Hidalgo County, Texas.
6. Easement for underground title line granted to J. Victor French, P. James Rathwell and Peter J. Rathwell, as set forth in instrument recorded in Volume 1564, Page 989, Deed Records, Hidalgo County, Texas.
7. Easement for right of way granted to Hidalgo County as set forth in instrument recorded in Volume 1037, Page 11, Deed Records, Hidalgo County, Texas.
8. Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway
9. Taxes for 2012 and subsequent years, the payment of which Grantee assumes.

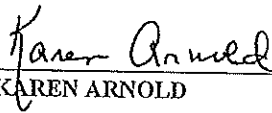
Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee 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.

WITH THE EXCEPTION OF THE WARRANTY OF TITLE SET FORTH HEREIN, GRANTOR MAKES NO REPRESENTATION OR WARRANTY TO GRANTEE WITH

RESPECT TO THE PROPERTY, THE FITNESS OR CONDITION OF THE PROPERTY FOR ITS INTENDED USE, COMPLIANCE WITH APPLICABLE LAW, RULES, REGULATIONS, ORDERS OR ORDINANCES OF GOVERNMENTAL AUTHORITY OR APPLICABLE INDUSTRY CODES, ACTUAL LOCATION OF IMPROVEMENTS, OR UTILITY EASEMENTS OR UTILITY LINES OR OTHERWISE WITH RESPECT TO THE PROPERTY. THE PROPERTY IS CONVEYED IN AS-IS, WHERE-IS CONDITION.

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


DANNY ARNOLD

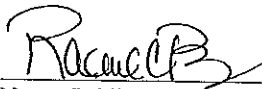

KAREN ARNOLD

(ACKNOWLEDGMENT)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 27th day of December, 2011, by DANNY ARNOLD.

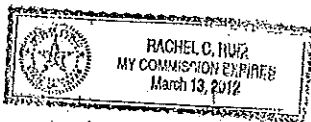


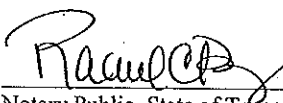

Notary Public, State of Texas

(ACKNOWLEDGMENT)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 27th day of December, 2011, by KAREN ARNOLD.




Notary Public, State of Texas

PREPARED BY:

Law Office of Richard S. Talbert
612 S. Texas
Weslaco, TX 78596-6222
(956) 968-1578
(956) 968-0698 (Fax)
Email: rstlaw@bizrgv.it.com

File No. 6993/127261vlt

AFTER RECORDING RETURN TO:

Mr. & Mrs. Heberto Bocanegra
2904 Stites Rd.
Donna, TX 78537

CHARGE RECORDING TO:

Valley Land Title Co.
2300 W. Pike Blvd., Ste. 104
Weslaco, TX 78596