

<b>PLANNING DEPT. PCT 3 CERTIFICATE OF PLAT &amp; UTILITY STATUS</b>		
	<b>APPLICANT</b>	<b>APPLICATION NO.</b>
1.	MARICELA GONZALEZ	3-8133
2.	RUBICEL GARCIA	3-12026
3.	MARIA GUADALUPE GONZALEZ	3-12023
4.		
5.		
6.		
7.		
	COMM. COURT: January 24, 2012	



# 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:

3-8133

7/14/08

### 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: Maricela Gonzalez

Address: 2400 Quality Dr.  
Mission Texas  
78574

Phone: (956) 929-0656

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

Water Supplier: NA

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

Account/ESI No.: 10032789456916495  
[ ] Temporary Pole [x] Permanent Service

regarding the land described as:

Quality Estates Lot 18

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 1/9/07);

(verified by Sandra Cantu);

(verified by Agnote);

(verified by Antony);

(verified by Sandra Cantu);

Sandra Cantu 1/11/2012  
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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956-205-7049

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

Precinct 1 2 3 4

Application No:

3-8133  
7/16/08

### 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: Maricela Gonzalez

Address: 2400 Quality Dr.  
MISSION, TX 78574

Phone: (956) 929-0656

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

Quality Estates Lot 18

#### 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)

01/11/2012  
Date

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

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) copy of 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:

1/11/2012  
Date

[Signature]  
County Official

## SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

Date: February 16, 2007

1726050

Grantor: Quality Fruit, Inc., a Texas Corporation  
Grantor's Mailing Address:  
P.O. Box 720883  
McAllen, Texas 78504

Grantee: Marisela Gonzalez

Grantee's Mailing Address (including county):  
6110 N. Shuerbach road  
Mission, Texas 78574  
Hidalgo County, Texas

Consideration: Ten Dollars and other valuable consideration paid by Grantee to Grantor, the receipt of which is hereby acknowledged, and the further consideration of a note of even date that is in the principal amount of Twenty-Three Thousand Five Hundred Dollars and No Cents (\$23,500.00), and is executed by Grantee, payable to the order of Grantor (the "Purchase Note").

The Purchase Note is secured by a vendor's lien retained in this deed and by a deed of trust of even date to Robert Geissler, Trustee.

Property (including any improvements):

Lot(s) 18, Quality Estates Subdivision, as shown by the map or plat thereof recorded in Volume 52, Pages 36-38, Map Records of Hidalgo County, Texas

Reservations from and Exceptions to Conveyance and Warranty:

1. Visible and apparent easements on or across the subject property;
2. Rights of parties in possession;
3. Easements, rights-of-way, and prescriptive rights, whether of record or not;
4. All recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property;
5. Rights of adjoining owners in any walls and fences situated on a common boundary;
6. Any discrepancies, conflicts, or shortages an area or boundary lines;
7. Any encroachments or overlapping of improvements;
8. 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;
9. Taxes for the current year and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership;
10. 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;
11. All Easements, restrictions, set back lines, drainage swale requirements, and other matters shown on the plat of Quality Estates Subdivision, as shown on the plat thereof, recorded in Volume 52, Pages 36-38, of the Map records of Hidalgo County, Texas.

The Property shall be held, sold and transferred, conveyed and occupied subject to the covenants, conditions, restrictions, easements, uses, privileges, charges and liens hereafter set forth, all of which shall be binding on all parties having or acquiring any right, title and interest therein and shall inure to the benefit of each Owner:

1. All lots may be used for commercial or residential purposes.

SAVE AND EXCEPT, and there is hereby reserved unto Grantor, Grantor's successors and assigns, (to the fullest extent permitted by law) all water rights and rights to water (whether riparian, appropriative or otherwise) presently appended or annexed to said property.

If the Property 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 Property and payable under the Lease.

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 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 claim is by, through, or under Grantor, but not otherwise.

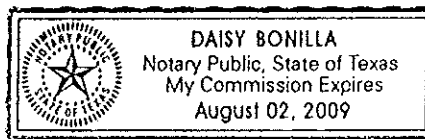
By the acceptance of this Deed, Grantee is taking the Property "as is", "where is" and "with all faults", and without any representations or warranties whatsoever, express or implied, written or oral, it being the intention of Grantor and Grantee to expressly negate and exclude all representations and warranties, including, but not limited to (i) the physical condition of the property or any element thereof, including, without limitation, warranties related to suitability for habitation, merchantability or fitness for a particular purpose; (ii) the nature or quality of construction, structural design and engineering of any improvements; (iii) the quality of the labor and materials included in any improvements; (iv) the soil conditions; drainage or other conditions existing at the property with respect to any particular purpose, developmental potential or otherwise; (v) all warranties created by any affirmation of fact or promise or by any description of the property; and (vi) all other warranties and representations whatsoever, except the warranty of title expressly set forth herein. The vendor's lien against and superior title to the property are retained until the Purchase Note 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.

Quality Fruit, Inc., a Texas Corporation

BY: *Laura Coffman*  
Laura Coffman, Corporate Agent

(Acknowledgment)



State of Texas  
County of Hidalgo

This instrument was acknowledged before me on the 16<sup>th</sup> day of February, 2007, by Laura Coffman, as Corporate Agent of Quality Fruit, Inc., a Texas Corporation.

*Daisy Bonilla*  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Quality Fruit, Inc.  
P.O. Box 720883  
McAllen, Texas 78504

Chapter 232 Texas LGC Application

APPLICATION NO:

3-8133

Jul. 16, 2008

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

PO DRAWER B  
TEL 318-2840

EDINBURG TX 78539  
FAX 318-2844

Q2010-00-000-0018-00

[ 1 ] OWNER: GONZALEZ, MARICELA  
6100 N. SCHUERBACH RD  
2400 QUALITY DR  
MISSION, TX 78574

Telephone No. 929-0656

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
QUALITY ESTATES LOT 18  
X-29

LOCATION: 0 MOOREFIELD RD & 9 1/2 ML

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: EXIST

[ 3 ] WATER SYSTEM: SHAR

[ 9 ] CONSTRUCTION TYPE: WOOD

[ 4 ] PURPOSE OF APPLICATION: MOVED BUILDING  
29-RESIDENTIAL MOVE-IN/RELO.BUILD.

[ 10 ] EST. COST OF CONST.: \$8,500

[ 5 ] SIZE OF STRUCTURE: 480 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

[ 6 ] USE OF BUILDING: RES. MOVE IN ZONE X

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

MUST COMPLY WITH ALL REGULATIONS AS PER COUNTY  
STATE, CITY, FEMA & SETBACKS. FRONT 25' SIDES 6'  
REAR 35' / 18 INCHES ABOVE TOP OF CURB.

**FOR COUNTY USE ONLY  
APPLICATION FEES**

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

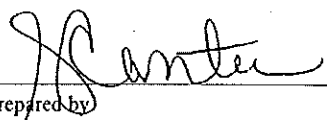
Light  Water


Flood Zone: NO 0300 D Pct: 3  
Panel No. /Suffix: \_\_\_\_\_

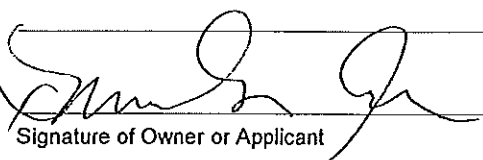
Community No.: 480334

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 \_\_\_\_\_ Date 7/16/08

  
Approved by \_\_\_\_\_ Date 7/14/08

  
Signature of Owner or Applicant \_\_\_\_\_ Date 7/14/08

[ 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

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956-973-7850

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

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

Precinct 1 2(3)4

Application No: 3-12024

1/17/2012

### 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: Rubiceel Garcia

Address: 8322 Vaquero Ave.  
Mission TX. 78574

Phone: (956) 271 5033

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
	<u>[Signature]</u>	<u>[Signature]</u>
Inspection/Permit No:		<u>1/17/12</u>
Date Approved:	<u>/ /</u>	<u>/ /</u>

Water Supplier: Agua SUD

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

Account/ESI No.: 100327894-  
 Temporary Pole  Permanent Service

regarding the land described as: Cardinal Delta Ph2 Lot 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 1/23/08);

(verified by Sandra Carter);

(verified by Sandra Carter);

(verified by Sandra Carter);

(verified by Sandra Carter);

Sandra Carter 1/17/2012  
Planning Department Authorized Signature

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

\_\_\_\_\_  
Date  
Sandra Carter

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

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT

Rev. 02-19-10

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956-205-7049

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

Precinct 1 2(3)4

Application No: 312024

1/17/2012

### 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: Rubice Garcia

Address: 8322 Vaquero Ave

Mission TX. 78574

Phone: (956) 271 6033

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

Cardinal Delta Ph2 Lot 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

Rubice Garcia  
Requesting Party (Signature)

1/17/12  
Date

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

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) copy of 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:

1/17/2012  
Date

Sandria Carter  
County Official

## SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

Date: January 9, 2012

Grantor: Cardinal Estates, Ltd., a Texas Limited Partnership

Grantor's Mailing Address:

P.O. Box 721052

McAllen, Texas 78504

Grantee: Rubicel Garcia Gonzalez and Bertha Garcia

Grantee's Mailing Address (including county):

8322 Vaquero Avenue

Mission, Texas 78574

Hidalgo County, Texas

Consideration: Ten Dollars and other valuable consideration paid by Grantee to Grantor, the receipt of which is hereby acknowledged, and the further consideration of a note of even date that is in the principal amount of Thirty-One Thousand Seven Hundred Dollars and No Cents (\$31,700.00), and is executed by Grantee, payable to the order of Grantor (the "Purchase Note"). The Purchase Note is secured by a vendor's lien retained in this deed and by a deed of trust of even date to Robert Geissler, Trustee.

Property (including any improvements):

Lot(s) 1, Cardinal Delta Subdivision Phase II, as shown by the map or plat thereof recorded in Volume 54, Pages 128-130, Map Records of Hidalgo County, Texas

Reservations from and Exceptions to Conveyance and Warranty:

1. A lien securing a promissory note (the "Prior Note"), dated August 31, 2007, payable to the order of Texas State 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 1801869. 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 Cardinal Delta Subdivision Phase II, as shown on the plat thereof, recorded in Volume 54, Pages 128-130, of the 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.

The Property shall be held, sold and transferred, conveyed and occupied subject to the covenants, conditions, restrictions, easements, uses, privileges, charges and liens hereafter set forth, all of which shall be binding on all parties having or acquiring any right, title and interest therein and shall inure to the benefit of each Owner:

1. All may be used for residential or commercial purposes;
2. No residence shall be constructed on any Lot until all necessary building permits and licenses have been obtained by the owner of the Lot;
3. No residence can be occupied until (i) potable water and electricity have been fully installed to the residence; (ii) the residence shall have at least one working restroom in the residence, which is tied into an underground septic tank (no outdoor toilets are allowed); and (iii) the exterior of any residence must be complete, including the installation of all doors and windows to the residence.

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 claim is by, through, or under Grantor, but not otherwise.

By the acceptance of this Deed, Grantee is taking the Property "as is", "where is" and "with all faults", and without any representations or warranties whatsoever, express or implied, written or oral, it being the intention of Grantor and Grantee to expressly negate and exclude all representations and warranties, including, but not limited to (i) the physical condition of the property or any element thereof, including, without limitation, warranties related to suitability for habitation, merchantability or fitness for a particular purpose; (ii) the nature or quality of construction, structural design and engineering of any improvements; (iii) the quality of the labor and materials included in any improvements; (iv) the soil conditions; drainage or other conditions existing at the property with respect to any particular purpose, developmental potential or otherwise; (v) all warranties created by any affirmation of fact or promise or by any description of the property; and (vi) all other warranties and representations whatsoever, except the warranty of title expressly set forth herein.

The vendor's lien against and superior title to the property are retained until the Purchase Note 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.

Cardinal Estates, Ltd., a Texas Limited Partnership

BY: Cardinal Administration, L.L.C., a Texas Limited Liability Company, Its General Partner

BY: *Laura Coffman*  
Laura Coffman, Vice-President

(Acknowledgment)

State of Texas  
County of Hidalgo

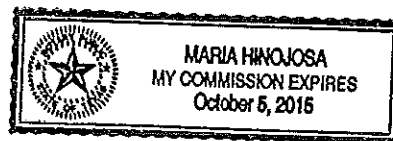
This instrument was acknowledged before me on the \_\_\_ day of January, 2012, by Laura Coffman, Vice-President of Cardinal Administration, L.L.C., a Texas Limited Liability Company, in its capacity as General Partner of Cardinal Estates, Ltd., a Texas Limited Partnership.

*Maria Hinojosa*  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Cardinal Estates, Ltd.  
P.O. Box 721052  
McAllen, Texas 78504

Software by ReMerge-It.com  
(956) 630-9401  
www.ReMerge-It.com



Chapter 232 Texas LGC Application

APPLICATION NO: 3-12026 Jan. 17, 2012

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

C1618-02-000-0001-00

[ 1 ] OWNER: GARCIA, RUBICEL G & BERTHA 8322 VAQUERO AVE

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION CARDINAL DELTA PH 2 LOT 1 X-44

MISSION, TX 78574

Telephone No. 271-5033

LOCATION: 0 IOWA RD & 107

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: EXIST

[ 3 ] WATER SYSTEM: AGUA

[ 9 ] CONSTRUCTION TYPE: META

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

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

[ 5 ] SIZE OF STRUCTURE: 676 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES NO

[ 6 ] USE OF BUILDING: RES MH ZONE X

Special Conditions: No construction allowed over any easements. MUST COMPLY W/ALL REGULATIONS AND SETBACKS. FRONT 25' SIDE 6' CORNERSIDE 50' REAR 35' 18 INCHES ABOVE TOP OF CURB.

FOR COUNTY USE ONLY APPLICATION FEES

Jandria Carter

3/17/12

Prepared by

Date

OTHER TOTAL AMOUNT \$30.00

Light [X]

Water [X]

Flood Zone: NO Panel No./Suffix: 0290D Pct: 3

R. Carter

1/17/12

Approved by

Date

Community No.: 480334

Certification of Elevation Required: YES NO BFE

Rubiel Garcia

1/17/12

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.

[ 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

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956-973-7850

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

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

Precinct 1 2 3 4

Application No: 3-12023  
1/17/2012

### 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: Ms. Guadalupe Gonzalez

Address: 2705 W 65th St.  
Mission Tx 78574

Phone: 956 424 9556

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

Water Supplier: Shary Land

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

Account/ESI No.: 100327894 -

Temporary Pole  Permanent Service

regarding the land described as:

La Homa Terrace Ph1 Lot 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 10/23/90);

(verified by Sandra Carter);

(verified by Sandra Carter);

(verified by Sandra Carter);

(verified by Sandra Carter);

Sandra Carter 1/17/12  
Planning Department Authorized Signature

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

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date



# 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: 3-12023

1/17/2012

### 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: Ma. Guadalupe Gonzalez

Address: 2705 W 65th St.

Mission Tx 78574  
Phone: (956) 424-9556

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

La Homa Terrace Ph1 Lot 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

Guadalupe Gonzalez  
Requesting Party (Signature)

01-17-12  
Date

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

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) copy of 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:

1/17/2012  
Date

Sandra Cantu  
County Official

**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:** December 6, 2011

**Grantor:** OSWALDO GARCIA, a single person

**Grantor's Mailing Address:**

4613 N. Doffing Rd.  
Mission, Texas 78574  
Hidalgo County

**Grantee:** ADAN VILLANUEVA and wife, MARIA GUADALUPE GONZALEZ DE VILLANUEVA

**Grantee's Mailing Address:**

2705 W. 65<sup>th</sup> St.  
Mission, Texas 78574  
Hidalgo County

**Consideration:**

TEN AND NO/100THS DOLLARS (\$10.00) and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by grantee of their one certain promissory note of even date herewith in the principal sum of THIRTY-FIVE THOUSAND AND NO/100THS DOLLARS (\$35,000.00), payable to the order of OSWALDO GARCIA, as therein provided and bearing interest at the rates therein specified and providing for acceleration of maturity in event of default and for attorney's fees, the payment of which note is secured by the Vendor's lien herein retained and is additionally secured by a Deed of Trust of even date herewith to L.G. JERRY CANALES, Trustee.

**Property (including any improvements):**

All of Lot 4, LA HOMA TERRACE SUBDIVISION PHASE I, according to the map recorded in Volume 26, Page 165A, Map Records of Hidalgo County, Texas.

**Reservations from Conveyance:**

None

**Exceptions to Conveyance and Warranty:**

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 year 2012 and all 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.

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.

**NO TITLE EXAMINATION WAS REQUESTED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT, NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION ON TITLE AND/OR TAXES TO THIS PROPERTY.**

  
OSWALDO GARCIA

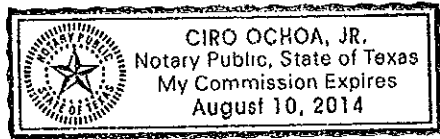
**ACKNOWLEDGMENT**


STATE OF TEXAS

§  
§  
§

COUNTY OF HIDALGO

This instrument was acknowledged before me on the 6<sup>th</sup> day of December, 2011, by **OSWALDO GARCIA**.



  
Notary Public, State of Texas

PREPARED IN THE LAW OFFICE OF:  
Ciro Ochoa, Jr.  
2121 E. Griffin Pkwy., Suite 16  
Mission, Texas 78572  
File #11-11-3526

AFTER RECORDING RETURN TO:  
Adan Villanueva  
2705 W. 65<sup>th</sup> St.  
Mission, Texas 78574

Chapter 232 Texas LGC Application

APPLICATION NO: 3-12023 Jan. 17, 2012

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

L1160-01-000-0004-00

[1] OWNER: VILLANUEVA, ADAN & MARIA G G 2705 W 65TH ST MISSION, TX 78574 Telephone No. 424-9556

[7] LEGAL DESC./NAME OF SUBDIVISION LA HOMA TERRACE PH 1 LOT 4 C-25

LOCATION: 0 LA HOMA RD & 4 ML

[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.: \$15,000

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

[11] SPECIAL FLOOD HAZARD AREA: YES NO

[6] USE OF BUILDING: NEW RES ZONE C

Special Conditions: No construction allowed over any easements. MUST COMPLY W/ALL REGULATIONS AND SETBACKS. FRONT 30' SIDES 10' REAR 15' 18 INCHES ABOVE TOP OF CURB.

FOR COUNTY USE ONLY APPLICATION FEES

Sancho Cantu Prepared by

1/17/2012 Date

OTHER TOTAL AMOUNT \$30.00

Light [X] Water [X]

Flood Zone: NO Panel No. /Suffix: D300c Pct: 3

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.

R. Cantu Approved by

1/13/2012 Date

Guadalupe Gonzalez Signature of Owner or Applicant

01-17-12 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.