

<b>PLANNING DEPT. PCT 3 CERTIFICATE OF PLAT &amp; UTILITY STATUS</b>		
	<b>APPLICANT</b>	<b>APPLICATION NO.</b>
1.	OSCAR HERRERA JR	3-12040
2.	KARINA MUNOZ	3-12045
3.	JOEL GARCIA	3-12050
4.		
5.		
6.		
7.		
	COMM. COURT: January 31, 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: 3-12040

1/20/2012

### 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: Oscar H. Herrera Jr

Address: 1008 Alejandra St  
Mission Tx

Phone: 956-222-0584

Approved by Environmental Health:	Temporary Service	Final Service
<u>Oscar Herrera Jr</u> Authorized Signature	<u>[Signature]</u> Authorized Signature	<u>[Signature]</u> Authorized Signature
Inspection/Permit No:	<u>012412</u>	<u>1 1</u>
Date Approved:	<u>01/24/12</u>	<u>1 1</u>

Water Supplier: Sharyland

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

Account/ESI No.: \_\_\_\_\_  
 Temporary Pole  Permanent Service

regarding the land described as:

Jenna Estates Lot 6

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 5/8/90);

(verified by Sandra Cantu;  
Sandra Cantu)

(verified by Sandra Cantu);

(verified by Sandra Cantu);

(verified by Sandra Cantu;  
Sandra Cantu)

Sandra Cantu 1/20/12  
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: 3-12040

1/20/2012

### 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: Oscar H. Herrera Jr

Address: 1008 Alejandra St.  
Mission, Tx

Phone: 956-222-0584

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

Jenna Estates 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

[Signature]  
Requesting Party (Signature)

01-20-12  
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:

1/20/12  
Date

[Signature]  
County Official

CF/25/41/ JYA  
VLJC

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: July 19, 2011

Grantor: JUAN JOSE MORENO and MARIA ELIZABETH CONTRERAS

Grantor's Mailing Address:  
(including county)

Grantee: OSCAR H. HERRERA, JR.

Grantee's Mailing Address: 1008 Alejandra St.  
(including county) Palmhurst, Hidalgo County, TX 78573

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration and a note of even date in the principal amount of Thirty One Thousand Five Hundred and no/100 DOLLARS (\$31,500.00) executed by Grantee payable to the order of SECURITY FIRST FEDERAL CREDIT UNION . The note is secured by a vendor's lien retained in favor of SECURITY FIRST FEDERAL CREDIT UNION In this deed and by a deed of trust of even date from Grantee to AL BELTRAN, Trustee.

Property (including any improvements):

All of Lot 6, Jenna Estates, Hidalgo County, Texas, according to the map recorded in Volume 26, Page 108-A, Map Records of the Office in the County Clerk of Hidalgo County, Texas, reference to to which is here made for all purposes.

Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is made subject to any easements, conditions, mandatory homeowners assessments, and/or restrictions of record affecting the title to the hereinbefore described property; including but not limited to reservation or conveyance of oil, gas and other mineral interests recorded in Volume 968, Page 459 and Volume 1296, Page 174 of the Deed Records Hidalgo County, Texas and Document Number 384715, Official Records of Hidalgo County, Texas.

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 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 shall become absolute.

SECURITY FIRST FEDERAL CREDIT UNION, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the property that is evidenced by the note described above. The vendor's lien and superior title to the property are retained for the benefit of SECURITY FIRST FEDERAL CREDIT UNION and are transferred to that party.

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

Juan Jose Moreno  
JUAN JOSE MORENO

Maria Elizabeth Contreras  
MARIA ELIZABETH CONTRERAS

THE STATE OF TEXAS  
COUNTY OF Hidalgo

This instrument was acknowledged before me on the 20th day of July, 2011

by JUAN JOSE MORENO.

[Signature]  
Notary Public, State of Texas

Notary's Name (printed)



Notary's commission expires

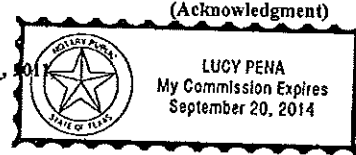
THE STATE OF TEXAS  
COUNTY OF Hidalgo

This instrument was acknowledged before me on the 20th day of July, 2011

by MARIA ELIZABETH CONTRERAS.

[Signature]  
Notary Public, State of Texas

Notary's Name (printed)



Notary's commission expires

AFTER RECORDING RETURN TO:

OSCAR H. HERRERA, JR.  
1008 Alejandra St.  
Palmhurst TX 78573

PREPARED IN THE LAW OFFICE OF:

MORTON W. BAIRD II  
242 W. Sunset Suite 201  
San Antonio, Texas 78209

# Chapter 232 Texas LGC Application

APPLICATION NO:

3-12040

Jan. 20, 2012

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

PO DRAWER B  
TEL 318-2840

EDINBURG TX 78539  
FAX 318-2844

J5050-00-000-0006-00

[ 1 ] OWNER: HERRERA, OSCAR H JR  
1008 ALEJANDRA ST

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
JENNA ESTATES LOT 6  
C-25

MISSION, TX 78573

Telephone No. 222-0584

LOCATION: 0 TROSPER RD & 3 1/2 ML

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: INSTA

[ 3 ] WATER SYSTEM: SHAR

[ 9 ] CONSTRUCTION TYPE: WOOD

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

[ 10 ] EST. COST OF CONST.: \$7,000

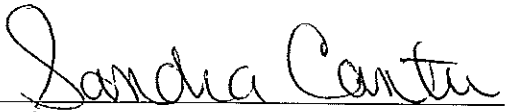
[ 5 ] SIZE OF STRUCTURE: 1,024 Sq. Ft.

[ 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 40' SIDES 7' REAR 30'  
18 INCHES ABOVE TOP OF CURB.


### FOR COUNTY USE ONLY APPLICATION FEES

  
Prepared by

1/20/12  
Date

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

Light [X] Water [X]

  
Approved by

1/20/12  
Date

Flood Zone: NO 0400G Pct: 3  
Panel No. /Suffix: \_\_\_\_\_

Community No.: 480334

Certification of Elevation  
Required:  YES  NO  BFE

  
Signature of Owner or Applicant

01-20-12  
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.



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Rev. 02-19-10

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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: 3-12045

1/23/12

### 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
_____	_____	<del>Sandra Carter</del>
Inspection/Permit No: _____	Authorized Signature _____	Authorized Signature _____
Date Approved: _____	____/____/____	<u>1/24/12</u>

Name: Karina Muñoz

Address: 805 Green Valley Cir  
Palmview, TX 78512

Water Supplier: Agua SUD

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

Phone: 458-1034  
458-6291

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

regarding the land described as:

Greenland Acres Lot 179

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;
- 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 6/10/91);

(verified by Sandra Carter)  
Sandra Carter

(verified by Sandra Carter)  
Sandra Carter

(verified by Sandra Carter);  
Sandra Carter

(verified by Sandra Carter)  
Sandra Carter

Sandra Carter 1/24/2012  
Planning Department Authorized Signature

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

\_\_\_\_\_  
Date

ATTEST:

\_\_\_\_\_  
Hidalgo County Clerk

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 02-19-10

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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: 3-12045  
1/23/12

### 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: Karina Muñoz  
Address: 805 Green Valley Cir  
Palmview, TX 78572  
Phone: 458-1034  
458-6291

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

Greenland Acres Lot 179

#### 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)

1/24/12  
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:

1/24/2012  
Date

[Signature]  
County Official

The State of Texas,

County of HIDALGO

} Know All Men by These Presents:

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.

2167607

THAT I, BEATRIZ MUNOZ MUNOZ

of the County of HIDALGO State of TEXAS for and in consideration

of the sum of GIFT FOR THE LOVE AND AFFECTION DOLLARS

to BE in hand paid by GIFT FOR THE LOVE AND AFFECTION FOR KARINA MUNOZ

as follows:

GIFT

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

whose mailing address is 703 GREEN MEADOW DRIVE, PALMVIEW, TX 78572 of the County of HIDALGO State of TEXAS all that certain

Property (including any improvements): Lot 179, Greenland Acres, Hidalgo County, Texas, according to the Map or Plat thereof recorded in Volume 27, Page 33&34, Map Record of Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty: SAVE AND EXCEPT: all oil, gas, and other minerals not previously reserved; SUBJECT TO: the prior reservations of all oil, gas, and other minerals; SUBJECT TO: oil, gas, and mineral leases of record SUBJECT TO: 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 current year, the payment of which Grantee assumes. SUBJECT TO: Restrictive covenants Recorded as Document #213939 in the Official Records 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 KARINA MUNOZ

heirs and assigns forever and I do hereby bind HER heirs, executors and administrators, to Warrant and Forever Defend, all and singular the said premises unto the said KARINA MUNOZ

heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof, WITNESS MY hand at MISSION, TEXAS this 5TH day JANUARY, 2011 Witness at Request of Grantor:

*Beatriz Munoz Munoz*

BEATRIZ MUNOZ MUNOZ

STATE OF TEXAS } COUNTY OF HIDALGO

(Acknowledgment)

This instrument was acknowledged before me on the 5TH day of JANUARY, 2011 by BEATRIZ MUNOZ MUNOZ

My commission expires: 9-03-12

*Alda M Benitez*  
Alda M Benitez  
Notary Public, State of Texas  
Notary's printed name: Alda M Benitez  
My Commission Expires: September 3, 2012

# Chapter 232 Texas LGC Application

APPLICATION NO:

3-12045

Jan. 23, 2012

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

PO DRAWER B  
TEL 318-2840

EDINBURG TX 78539  
FAX 318-2844

G8050-00-000-0179-00

[ 1 ] OWNER: MUNOZ, KARINA  
703 GREEN MEADOW CIR  
  
PALMVIEW, TX 78572  
Telephone No. 458-1034

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
GREENELAND ACRES LOT 179  
C-44

LOCATION: 0 GREENE RD & OLD 83

[ 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.: \$1,500

[ 5 ] SIZE OF STRUCTURE: 192 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

[ 6 ] USE OF BUILDING: RES MH ZONE C

**Special Conditions: No construction allowed over any easements.**  
MUST COMPLY W/ALL REGULATIONS AND SETBACKS.  
FRONT 30' SIDES 6' REAR 15'  
18 INCHES ABOVE TOP OF CURB.

FOR COUNTY USE ONLY  
APPLICATION FEES

Sandra Carter  
Prepared by

1/23/2012  
Date

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

Light [X] Water [ ]

R. Carter  
Approved by

1/20/2012  
Date

Flood Zone: NO  
Panel No. /Suffix: 0400c Pct: 3

Community No.: 480334

Certification of Elevation  
Required:  YES  NO  BFE

Volentin Munoz  
Signature of Owner or Applicant

01-22-2012  
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 ]

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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.



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956-973-7850

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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: 3-12050

1/24/2012

### 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: Joel Garcia

Address: 7714 Villa Rama  
norte Mission  
TX 78572

Phone: (313) 673-1002

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

Water Supplier: NA  
Utility Provider: [ ] M.V.E.C. [X] NAEP  
Account/ESI No.: 100327894-  
[ ] Temporary Pole [X] Permanent Service

regarding the land described as: Villa-Rama Ph1 Lot 9

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 8/30/88);

(verified by Sandra Carter  
Sandra Carter)

(verified by Sandra Carter)

(verified by Sandra Carter)

(verified by Sandra Carter  
Sandra Carter)

Sandra Carter 1/24/12  
Planning Department Authorized Signature

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

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT

## County of Hidalgo

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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: 3-12050  
1/24/2012

### 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: Joel Garcia  
Address: 2714 Villa Rama norte  
Mission TX 78572  
Phone: (313) 673-1002

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

Villa Rama Ph1 Lot 9

#### STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Joel Garcia  
Requesting Party (Signature)

1-24-2012  
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:

1/24/2012  
Date

Sandra Cente  
County Official

**WARRANTY DEED**

Refer to: 884994

Date: January 12, 2012

Grantor: **San Juanita Rangel**

Grantor mailing address: P.O. Box 1371  
Peñitas Texas 78576

Grantee(s) **Joel García González and Viviana Rangel García**

Grantee's mailing address: 7714 Villa Rama North  
Mission Texas 78572

Consideration: TEN DOLLARS AND NO/100

Property (including any improvements):

Portion out of tract 384 Los Ejidos de Reynosa Viejo, Hidalgo County, Texas. Lot 9,  
Villa-Rama Subdivision Phase I Hidalgo County, Texas.

According to the map thereof recorded in the office of the County Clerk of Hidalgo County,  
Texas Volume 26 page 128.

SUBJECT TO; Easements or records;  
Rights, rules, liens and regulations in favor of the water district in which said land is located;  
Oil and gas lease if any;  
Restrictions, reservations, and liens of records;  
AND SAVE AND EXPECT ALL of the oil, gas and mineral interest therein.

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 grantees, her

Heirs and assigns forever and we do hereby bind our heirs, executors and administrators, to  
Warrant and forever defend, all and singular the said premises unto the said grantees .

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

**INSTRUMENTS RECORDED IN THE REAL PROPERTY OF OFFICIAL PUBLIC RECORDS  
OF THE COUNTY AND EXECUTED ON OR AFTER JANUARY 1, 2004 ARE NOT REQUIRED  
TO CONTAIN A SOCIAL SECURITY NUMBER OR DRIVER'S LICENSE NUMBER AND ARE  
PUBLIC RECORDS AVAILABLE FOR REVIEW BY THE PUBLIC.**

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


In Doc 2272006 by mistake the legal was Phase II when it fort, it should be Phase I.

  
San Juanita RANGEL

**ACKNOWLEDGMENT**

STATE OF TEXAS            }}  
COUNTY OF HIDALGO    }}

This instrument was acknowledged before me on 12th day of January, 2012 by San Juanita RANGEL.

  
\_\_\_\_\_  
Loruhama Atalia Soto  
Notary Public/State of Texas  
My Comm. Exp: 12/10/2015



**AFTER RECORDING RETURN TO:**

Joel Garcia Gonzalez  
Viviana Rangel Garcia  
P.O. BOX 1371  
Peñitas Texas 78576

**Prepared at:**

Law Office of Ronald R. Higgins  
302 E. Coma Ave  
Hidalgo, Texas 78557

# Chapter 232 Texas LGC Application

APPLICATION NO:

3-12050

Jan. 24, 2012

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

PO DRAWER B  
TEL 318-2840

EDINBURG TX 78539  
FAX 318-2844

V3450-01-000-0009-00

[ 1 ] OWNER: GARCIA, JOEL G & VIVIANA R  
7706 VILLA RAMA NORTH

MISSION TX 78572

Telephone No. 673-1002

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
VILLA-RAMA PH 1 LOT 9  
C-01

LOCATION: 0 SHOWERS RD & EXP 83

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: PUBLI

[ 3 ] WATER SYSTEM: OTHE

[ 9 ] CONSTRUCTION TYPE: BRIC

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

[ 10 ] EST. COST OF CONST.: \$75,000

[ 5 ] SIZE OF STRUCTURE: 2,443 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 20' EASTSIDE 15' WESTSIDE 6' REAR 15'

## FOR COUNTY USE ONLY APPLICATION FEES

Sandra Carter  
Prepared by

1/24/2012  
Date

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

Light [X] Water [ ]

H. Garza  
Approved by

1/24/2012  
Date

Flood Zone: NO  
Panel No. /Suffix: 0400c Pct: 3

Community No.: 480334

Certification of Elevation  
Required:  YES  NO  BFE

Zed Lopez  
Signature of Owner or Applicant

1-24-2012  
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.