

<b>PLANNING DEPT. PCT 3 CERTIFICATE OF PLAT &amp; UTILITY STATUS</b>		
	<b>APPLICANT</b>	<b>APPLICATION NO.</b>
1.	SANDRA GARCIA	3-12123
2.	JOSE & YANETH HERNANDEZ	3-11436
3.		
4.		
5.		
6.		
7.		
	COMM. COURT: FEB 28, 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

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

Precinct 1 2/3 4

Application No: 3-12-123

2/16/12

### 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:

Name: Sandra Garcia

Address: 826 Siria St.  
Sullivan city Tx, 78595

Phone: 956/271-5617

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

Water Supplier: Agua Sud

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

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

regarding the land described as:

El Lucero Ph2 Lot 119

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 8-6-08);

(verified by Sandra Carter)

(verified by Sandra Carter)

(verified by Sandra Carter)

(verified by Sandra Carter)

Sandra Carter  
Planning Department Authorized Signature

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

\_\_\_\_\_  
Date

ATTEST:

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

\_\_\_\_\_  
Date



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Rev. 02-19-10

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Mission, TX 78572  
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956-205-7049

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

Precinct 1 2 3 4

Application No:

3-12-12-3  
2/16/12

### 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: Sandra Garcia

Address: 826 Silvia St

Sullivan city Tx, 78595

Phone: 956-271-5617

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

El Lucero Ph2 Lot 119

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

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

X Sandra Garcia  
Requesting Party (Signature)

2/16/12  
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:

2/16/12  
Date

Sandra Carter  
County Official

# Chapter 232 Texas LGC Application

APPLICATION NO:  
3-12123  
Feb. 16, 2012

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

E4395-02-000-0119-00

[ 1 ] OWNER: GARCIA, SANDRA & ADRIAN CANTU  
826 SIRIA ST  
SULLIVAN CITY, TX 78595  
Telephone No. 515-6359

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
EL LUCERO PH 2 LOT 119  
C-44

LOCATION: 0 EXP 83 & N EL PINTO RD

[ 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.: \$700

[ 5 ] SIZE OF STRUCTURE: 272 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 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  
Panel No. /Suffix: 0275 B 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.

Sandra Cantu  
Prepared by

2/16/2012  
Date

R. Cantu  
Approved by

2/14/12  
Date

X. Sandra Garcia  
Signature of Owner or Applicant

2/16/12  
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.

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE.**

**WARRANTY DEED  
WITH VENDOR'S LIEN**

**DATE:** January 17, 2012

**GRANTOR:** Julia E. Moreno, a single person

**GRANTOR'S MAILING ADDRESS:** 222 S. Pecan St., Rio Grande City, Texas 78582

**GRANTEE:** Sandra Garcia and Adrian Cantu

**GRANTEE'S MAILING ADDRESS:** 826 Siria St., Sullivan City, Texas 78595

**CONSIDERATION:** TEN AND NO/100 DOLLARS and other good and valuable consideration and the further consideration of a note of even date, that is in the principal amount of \$28,500.00 and is executed by Grantee, payable to the order of Grantor. It is secured by a vendor's lien retained in this deed and by a deed of trust of even date, from Grantee to Julia E. Moreno, Trustee.

**PROPERTY:** Lot 119, El Lucero Subdivision Phase II, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 55, Pages 132-134, Map Records, Hidalgo County, Texas.

**RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:**  
Deed of Trust dated February 15, 2008 filed for record in the Office of the County Clerk of Hidalgo County, Texas on February 26, 2008 as Document No. 1860114.

Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded instruments, other than conveyances of the surface estate, that affect the property; taxes for the current year, the payment of which Grantee assumes.

Grantor, for the consideration and subject to the reservations from the and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty.

The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute.

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

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.

Julia E. Moreno  
Julia E. Moreno

**ACKNOWLEDGMENT**

This instrument was acknowledged before me on this the 01/18/, 2012 by Julia E. Moreno.



Bianca Peña  
Notary Public, State of Texas

*AFTER RECORDING RETURN TO:*  
Sandra Garcia  
Adrian Cantu  
826 Siria St.  
Sullivan City, Texas 78595



# PLANNING DEPARTMENT

Rev. 02-19-10

## County of Hidalgo

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956-968-4734  
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: 3-11436  
6/7/2011

### 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 Authorized Signature	Final Service Authorized Signature
		<u>Ray Contreras</u>
Inspection/Permit No:		
Date Approved:	<u>1 1</u>	<u>2/14/12</u>

Name: Jose Hernandez  
Yaneth Hernandez

Address: 3405 Grand View Dr.  
Mission TX

Water Supplier: Sharyland

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

Phone: (956) 225-8491  
(956) 225-8430

Account/ESI No.: 10032789444401487  
 Temporary Pole  Permanent Service

regarding the land described as:

Acevedo #8 Lot 69

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 5/28/96);

(verified by Ray Contreras);

(verified by Ray Contreras);

(verified by Ray Contreras);

(verified by Ray Contreras);

Ray Contreras 2/14/12  
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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956-973-7850

Precinct No.3 Substation  
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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: 3-11436

### 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: Jose Hernandez / Yaneth Hernandez
- Address: 3405 Grand View Drive  
Mission TX
- Phone: (956) 225-8491 / (956) 225-8430

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

Arvedo Sub. #8 Lot 69 / La Home Rd. and 6 mile lthe

#### 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)

2/14/12  
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:

2/14/12  
Date

[Signature]  
County Official

Chapter 232 Texas LGC Application

APPLICATION NO: 3-11436 Jun. 7, 2011

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

A0360-08-000-0069-00

[ 1 ] OWNER: HERNANDEZ, JOSE DE JESUS VICTORIA, YANETH 3007 FLORES RD. MISSION TX 78574 Telephone No. 225-8491

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION ACEVEDO UT 8 LOT 69 X-25

LOCATION: 6 LA HOMA RD & 6 ML

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: EXIST

[ 3 ] WATER SYSTEM: SHAR

[ 9 ] CONSTRUCTION TYPE: WOOD

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

[ 10 ] EST. COST OF CONST.: \$8,000

[ 5 ] SIZE OF STRUCTURE: 650 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA: YES NO

[ 6 ] USE OF BUILDING: NEW RES ZONE X

Special Conditions: No construction allowed over any easements. MUST COMPLY W/ALL REGULATIONS AND SETBACKS. FRONT 20' SIDES 6' REAR 30' 18 INCHES ABOVE TOP OF ROAD

FOR COUNTY USE ONLY APPLICATION FEES

OTHER TOTAL AMOUNT \$30.00

Light [X] Water [X]

Flood Zone: NO Panel No. /Suffix: 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.

Sancho Cantu 6/6/11 Prepared by Date

H. Garza 6/6/11 Approved by Date

[Signature] 6-7-11 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.

## DEED OF TRUST

Notice of confidentiality rights: If you are a natural person, you may remove or strike any of the following information from this instrument before it is filed for record in the public records: Your social security number or your driver's license number.

Date: February 15, 2010

Grantor: Jose de Jesus Hernandez and Yaneth Victoria

Grantor's Mailing Address (including county):

3007 Flores Rd.  
Mission, Texas 78574  
Hidalgo County, Texas

Trustee: Robert Geissler

Trustee's Mailing Address (including county):

801 Nolana, Suite 100A  
McAllen, Texas 78504  
Hidalgo County, Texas

Beneficiary: Daniel Acevedo

Beneficiary's Mailing Address:

P.O. Box 1258  
Mission, Texas 78573

Note:

Date:	March 22, 2010
Amount:	Twenty-Eight Thousand and 0/100 Dollars (\$28,000.00)
Maker:	Jose De Jesus Hernandez and Yaneth Victoria

Payee: Daniel Acevedo

Property (including any improvements):

Lot(s) 69, Acevedo Subdivision No. 8, Hidalgo County, Texas according to the map recorded in Volume 31, Page 56, Map Records in the office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

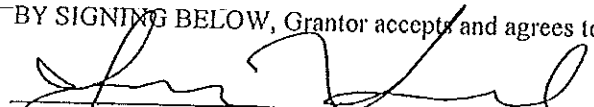
Other Exceptions to Conveyance and Warranty:

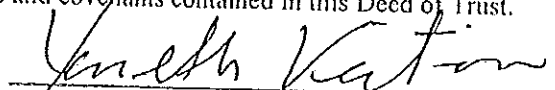
1. A lien (including subsequent renewals and extensions) securing a promissory note dated May 11, 1995, (the "Prior Note") in the original principal amount of Two Hundred Five Thousand and 00/100 Dollars (\$205,000.00), payable to the order of First State Bank & Trust Company of Mission, which is described 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 File Number 456541. Grantor shall be obligated to obtain a release of the Property from all liens and security interest securing the Prior Note within 30 days of the date Grantee makes final payment on the Purchase note;
2. A lien (including subsequent renewals and extensions) securing a promissory note dated October 5, 1995 (the "Prior Note") in the original principal amount of Two Hundred Twenty Thousand and 00/100 Dollars (\$220,000.00), payable to the order of First State Bank & Trust Company of Mission, which is described in and secured by a deed of trust filed for record in the Office of

15. Tax and Insurance Reserve. Upon the written request of Beneficiary in Beneficiary's sole discretion at any time, Grantor agrees to create a fund or reserve for the payment of all insurance premium and/or taxes and assessments against or affecting the Property by paying to Beneficiary, with each installment payment under the Note prior to the maturity of the Note, a sum equal to: (i) the amount authorized to be escrowed under applicable federal law; or, if no federal law is applicable to maintaining escrow accounts with respect to the Property, (ii) (a) premiums that will next become due and payable on the hazard insurance policies covering the Property, or any part thereof, (b) plus, if Beneficiary so requests, taxes and assessments next due on the Property, or any part thereof, as estimated by Beneficiary, (c) plus, if Beneficiary so requests, all sums previously advanced by Beneficiary for taxes and/or insurance on the Property, (d) less all sums paid previously to Beneficiary therefor, divided by the number of installment payments to be made before one month prior to the date when such premiums, taxes and/or assessments will become delinquent; such sums to be held by Beneficiary, without interest, unless interest is required by applicable law, for the purpose of paying such premiums, taxes and/or assessments. Any excess reserve shall be handled as required by applicable federal law, or if federal law does not govern the disposition of such excess reserve, then at the discretion of Beneficiary, such excess reserve will be credited by Beneficiary on subsequent reserve payments or subsequent payments to be made on the note. Any deficiency shall be paid by Grantor to Beneficiary as required by applicable federal law, or if federal law does not apply to maintaining escrow accounts with respect the Property, before one month prior to the date when such premiums, taxes and assessments shall become delinquent. Unless prohibited by federal law, transfer of legal title to the Property shall automatically transfer the interest of Grantor in all sums deposited with Beneficiary under the provisions hereof or otherwise.

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

BY SIGNING BELOW, Grantor accepts and agrees to the terms and covenants contained in this Deed of Trust.

  
JOSE DE JESUS HERNANDEZ

  
YANETH VICTORIA

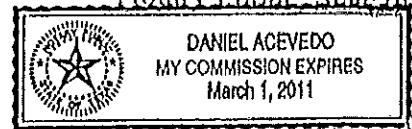
(Acknowledgment)

State of Texas  
County of Hidalgo

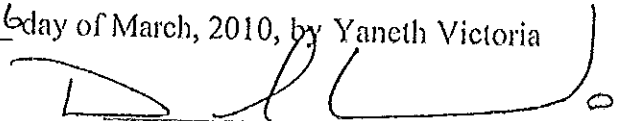
This instrument was acknowledged before me on the 26 day of March, 2010, by Jose De Jesus Hernandez



Notary Public, State of Texas



This instrument was acknowledged before me on the 26 day of March, 2010, by Yaneth Victoria



Notary Public, State of Texas

