

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	Cynthia M. Maldonado	2-1381
2.	Rogelio Solis C/O Denise Solis	4-11163
3.	Luxor Custom Construction/Patricia Loera	4-11372
4.	Julio Martinez	4-11332
5.	Daisy Arriaga C/O Maria Arriaga	4-8720
COMM. COURT: March 13, 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: 2-1381

### HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

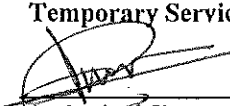
WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Name: Cynthia M. Macbride

Address: 1115 Pasa Del Sol  
Alamo TX 78516

Phone: (956) 905-0799

Approved by Environmental Health:	Temporary Service 	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>Elec. Only</u>	
	<u>02/29/12</u>	<u>1/1</u>

Water Supplier: N/A N.A.W LIGHT ONLY

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

Account/ESI No.: #129013-002  
 Temporary Pole  Permanent Service

regarding the land described as:

Rancho Escondido Lot #60.

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

- A plat has been prepared;
- A plat has been reviewed and approved by the Commissioners Court; water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;
- 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;
- 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;
- electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(Date approved 9-13-08;  
Flor C. Castillo)  
(verified by Flor C. Castillo)  
(verified by Flor C. Castillo)  
(verified by Flor C. Castillo)  
(verified by Flor C. Castillo)

Flor C. Castillo  
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

Precinct 1 2 3 4

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

Application No: 2-1381

### 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: Cynthia M. Mercado  
Address: 1415 Paso Del Sol DR  
Alamo TX 78516  
Phone: 956 3905-0799

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

Rancho Escondido 10+60 1415 Paso Del Sol DR. Alamo TX 78516

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

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

Cynthia Mercado 2-29-12  
Requesting Party (Signature) Date

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

- Deed  
 Executory Contract  
 Lease  
 Rent Receipt  
 Affidavit  
 Other (describe) PMT

.....  
This part to be filled out by receiving county official:

Location of land verified and completed request accepted by Hidalgo County for processing on:

02/29/12 [Signature]  
Date County Official

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. CHAPTER 11, SEC. 11.008, TEXAS PROPERTY CODE.

WARRANTY DEED-WITH VENDOR'S LIEN

DATE: Feb 11, 2012

GRANTOR: CAROLE J. BARBEE, INDIVIDUALLY AND AS EXECUTRIX OF THE ESTATES OF BANKS BARBEE AND JOHN VALLANCE

GRANTOR'S MAILING ADDRESS: 614 W. FERGUSON, PHARR, TX 78577

GRANTEE: CYNTHIA MARIE MALDONADO

GRANTEE'S MAILING ADDRESS: 1413 VAL BAR DRIVE, ALAMO, TX 78516

CONSIDERATION: TEN AND NO/100 (\$10.00) DOLLARS AND OTHER VALUABLE CONSIDERATION.

PROPERTY (INCLUDING ANY IMPROVEMENTS): LOT SIXTY (60), RANCHO ESCONDIDO SUBDIVISION, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 22, PAGE 160, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

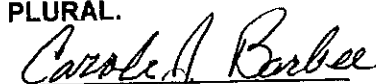
RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

ANY OF RECORD

GRANTOR, FOR THE CONSIDERATION AND SUBJECT TO THE RESERVATIONS FROM AND EXCEPTION 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 TO HOLD IT TO GRANTEE, GRANTEE'S HEIRS, EXECUTORS, ADMINISTRATORS, AND 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 SUCH 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.



CAROLE J. BARBEE, INDIVIDUALLY AND AS EXECUTRIX OF THE ESTATES OF BANKS BARBEE AND JOHN VALLANCE

ACKNOWLEDGMENT

STATE OF TEXAS

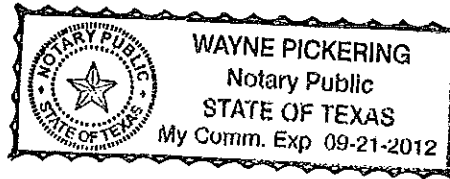
COUNTY OF HIDALGO

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 11<sup>th</sup> DAY OF Feb, 2012 BY CAROLE J. BARBEE, INDIVIDUALLY AND AS EXECUTRIX OF THE ESTATES OF BANKS BARBEE AND JOHN VALLANCE, FOR THE PURPOSES AND CONSIDERATION EXPRESSED THEREIN.

Wayne Pickering  
NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING, RETURN TO:

MS. CYNTHIA MARIE MALDONADO  
1413 VAL BAR DRIVE  
ALAMO, TX 78516



# Chapter 232 Texas LGC Application

APPLICATION NO:

2-1381

Feb. 29, 2012

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

1304 S. 25th Ave EDINBURG TX 78539  
TEL 318-2840 FAX 318-2844

R1060-00-000-0060-00

[ 1 ] OWNER: MALDONADO, CYNTHIA MARIE

1415 PASO DEL SOL DR.  
ALAMO, TX. 78516

Telephone No. 905-0799

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
RANCHO ESCONDIDO LOT 60

LOCATION: 0 495 & C. CHAVEZ

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: INSTA

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: META

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

[10] EST. COST OF CONST.: \$400

[ 5 ] SIZE OF STRUCTURE: 112 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

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

**Special Conditions: No construction allowed over any easements.**  
MUST COMPLY W/ALL REGULATIONS & SETBACKS  
FRONT 25' SIDE'S 6' REAR 15'

### FOR COUNTY USE ONLY APPLICATION FEES

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

Light [X] Water [X]

Flood Zone: NO 0425C  
Panel No. /Suffix: \_\_\_\_\_ Pct: 0

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.

Marc A. Castillo  
Prepared by

2-29-12  
Date

Clara Hernandez  
Approved by

2-29-12  
Date

[Signature]  
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.





# PLANNING DEPARTMENT

Rev. 02-19-10

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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:

4-11163

### 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: Rogelio Solis

Name: Denise Solis

Address: 3804 Burr St  
Edinburg TX 78542

Phone: (956) 342-0058

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

Oakland Village lot 62

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

R Solis

Denise Solis  
Requesting Party (Signature)

3-5-12

2/22/12  
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease

- Rent Receipt
- Affidavit
- Other (describe) plat

.....  
This part to be filled out by receiving county official:

Location of land verified and completed request accepted by Hidalgo County for processing on:

2/28/12  
Date

Rolando Castillo  
County Official

Recorded On-2008-Dec-22 As-1956655

### SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

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: December 4, 2008

Grantor: Oakland Village, Ltd., a Texas Limited Partnership  
Grantor's Mailing Address:  
2614 West Freddy Gonzalez  
Edinburg, Texas 78539

1956655

Grantee: Rogelio Solis

Grantee's Mailing Address (including county):  
5511 Comanche Drive  
Edinburg, Texas 78539  
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-Six Thousand Dollars and No Cents (\$26,000.00), 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 Alan D. Monroe, Trustee.

Property (including any improvements):

Lot(s) 62, Oakland Village Subdivision Phase I, Hidalgo County, Texas, as shown by the map or plat thereof recorded in Volume 45, Page 118, Map Records, Hidalgo County, Texas, reference to which is here made for all purposes.

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;

Page -1-



DATE 2-22-12

A true copy I certify  
ARTURO GUAJARDO, JR.  
County Clerk, Hidalgo County, Texas  
By [Signature] Deputy

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 Oakland Village Subdivision Phase I, as shown on the plat thereof, recorded in Volume 45, Page 18, Map records of Hidalgo County, Texas;
12. Subdivision Restrictions filed for record under document number 1362204 in the Office of the County Clerk of Hidalgo County, Texas affecting the subject property;
13. A lien securing a promissory note (the "Prior Note"), dated October 6, 2003, payable to the order of First National 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 1254201. 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 Grantor makes final payment on the Purchase Note;
14. A lien securing a promissory note (the "Prior Note"), dated October 6, 2003, payable to the order of First National 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. 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.

SAVE AND EXCEPT, and there is hereby reserved unto Grantor, Grantor's successors and assigns, all oil, gas, and other minerals in, on, or under, or that may be produced from the Property, together with the right of ingress and egress at all times for the purpose of mining, drilling, exploring, operating, and developing said Property for oil, gas, and/or other minerals and removing the same therefrom.

If this interest 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 interest and payable under the Lease.

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, appurtenant or otherwise) presently appended or annexed to said property.

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,



DATE 2-22-12  
 A true copy I certify  
 ARTURO GUAYARDO, JR.  
 County Clerk, Hidalgo County, Texas  
 By \_\_\_\_\_ Deputy

Recorded On-2008-Dec-22 As-1956655

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.

Oakland Village, Ltd., a Texas Limited Partnership  
BY: Wisconsin Partners, Inc., a Texas Corporation

BY: Jack McClelland  
Jack McClelland, President

(Acknowledgment)

State of Texas  
County of Hidalgo

This instrument was acknowledged before me on the 4<sup>th</sup> day of December, 2008, by Jack McClelland, President of Wisconsin Partners, Inc., a Texas Corporation in its capacity of General Partner of Oakland Village, Ltd., a Texas Limited Partnership.

Norma Price  
Notary Public, State of Texas



AFTER RECORDING RETURN TO:

Software by ReMerge-It, LLC  
(956) 830-9401  
Salos@ReMerge-It.com

Oakland Village, Ltd.  
2614 West Freddy Gonzalez  
Edinburg, Texas 78539



DATE 2-22-12  
A true copy I certify  
ARTURO GUAJARDO, JR.  
County Clerk, Hidalgo County, Texas  
By Paula Slus Deputy

# Chapter 232 Texas LGC Application

APPLICATION NO:

4-11163

Dec. 6, 2011

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

1304 S. 25th Ave  
TEL 318-2840

EDINBURG TX 78539  
FAX 318-2844

O0480-01-000-0062-00

[ 1 ] OWNER: ROGELIO SOLIS

5511 COMANCHE DR  
EDINBURG TX 78542

Telephone No. 342-0058

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
OAKLAND VILLAGE #1 LOT #62

[ 2 ] CONTRACTOR: SELF

LOCATION: 0

[ 3 ] WATER SYSTEM: N AL

[ 8 ] SEWAGE: PUBLI

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

[ 9 ] CONSTRUCTION TYPE: BLOC

[ 5 ] SIZE OF STRUCTURE: 2,178 Sq. Ft.

[ 10 ] EST. COST OF CONST.: \$150,000

[ 6 ] USE OF BUILDING: RES B-01

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

**Special Conditions: No construction allowed over any easements.**  
MUTS COMPLY WITH ALL COUTNY SETBACKS & REGULATIONS  
FRONT 25' REAR 21' SIDES 6'  
FINISH FLOOR ELEV. 18 " ABOVE CENTER LINE OF ST.

## FOR COUNTY USE ONLY APPLICATION FEES

OTHER \_\_\_\_\_

TOTAL AMOUNT . . . . . \$30.00

Light [X]

Water [X]

Flood Zone: NO

Panel No. /Suffix: 0425C

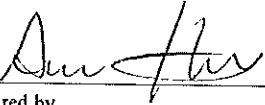
Pct: 0

Community No.: 480334

Certification of Elevation

Required:  YES  NO  BFE

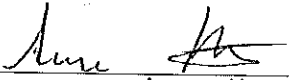
- A. Setbacks front, side & rear shall be in any deed restrictions.
- B. No more than one single family residence per lot.
- C. Applicant shall comply with all of the plat and/or deed restrictions and requirements affecting the lot.
- D. Permit fee shall be doubled for construction commencing or structures 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

12-6-11

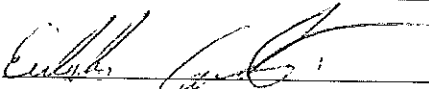
Date



Approved by

12-5-11

Date



Signature of Owner or Applicant

Date

### [ 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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2401 N. Moorefield Rd.  
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956-205-7049

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

Precinct 1 2 3 4

Application No: 4-11392

### 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: Luxor Custom Construction L.L.C

Address: 3730 Aspen Dr.  
Edinburg TX 78542

Phone: 862-6007

Approved by Environmental Health:	Temporary Service	Final Service
<u>[Signature]</u>	<u>_____</u>	<u>[Signature]</u>
Authorized Signature	Authorized Signature	Authorized Signature
Inspection/Permit No:	<u>_____</u>	<u>SEWER</u>
Date Approved:	<u>1 / 1</u>	<u>03 / 06 / 12</u>

Water Supplier: North Alamo Water Supply

Utility Provider:  M.V.E.C.       AEP

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

regarding the land described as: Oakland Village Phase 1 Lot 32

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 07-13-04);

(verified by [Signature]);

(verified by [Signature] 3/6/12);

(verified by [Signature] 3/6/12);

(verified by [Signature]);

\_\_\_\_\_  
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: 4-11372

### 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: Luxor Custom Construction L.L.C  
Address: 3730 Aspen Dr.  
Edinburg TX 78542  
Phone: (956) 862-6007

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

Oakland Village Phase 1 Lot 32

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

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

Luxor Custom Construction L.L.C.  
% Patricia Laera  
Requesting Party (Signature) 3-16-2012  
Date

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

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) MT

.....  
This part to be filled out by receiving county official:

Location of land verified and completed request accepted by Hidalgo County for processing on:

03/06/12  
Date [Signature]  
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.**

**SPECIAL WARRANTY DEED WITH VENDOR'S LIEN**

Date: January 23, 2012

Grantor: OAKLAND VILLAGE, LTD., A TEXAS LIMITED PARTNERSHIP

Grantor's Mailing Address (including county): 2614 W. Freddy Gonzalez Drive  
Edinburg, Texas 78539  
Hidalgo County, Texas

Grantee: LUXOR CUSTOM CONSTRUCTION, LLC,  
A TEXAS LIMITED LIABILITY COMPANY

Grantee's Mailing Address (including county): 6410 S. Trail Drive  
Edinburg, Texas 78539  
Hidalgo County, Texas

Consideration: Cash and a note of even date executed by Grantee and payable to the order of FIRST NATIONAL BANK in the principal amount of ONE HUNDRED EIGHTEEN THOUSAND ONE HUNDRED FIFTY AND NO/100THS DOLLARS (\$118,150.00), of which the sum of \$30,000.00 represents a portion of the purchase price of the within described property. The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of FIRST NATIONAL BANK and by a first-lien deed of trust of even date from Grantee to MICHAEL V. MCCARTHY, Trustee.

Property (including any improvements):

Lot Thirty-two (32), OAKLAND VILLAGE PHASE I, an addition to the City of Edinburg, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 45, Pages 118-120, Map Records, Hidalgo County, Texas.

SAVE AND EXCEPT all rights, title, and interest in, and to the canal right-of-way on said property owned and/or claimed in fee by Hidalgo County Irrigation District No. 2.

Reservations from and Exceptions to Conveyance and Warranty:

For Grantor and Grantor's heirs, successors, and assigns forever, a reservation of all oil, gas and other minerals, in, on, under, or that may be produced from the above-described property. If the mineral estate is subject to existing production or an existing lease, this reservation includes the production, the lease, and all benefits from it.


Restrictive covenants recorded in CLERK'S FILE NO. 1362204 AND 1362892, OFFICIAL RECORDS, AND VOLUME 45, PAGES 118-120, MAP RECORDS, HIDALGO COUNTY, TEXAS.

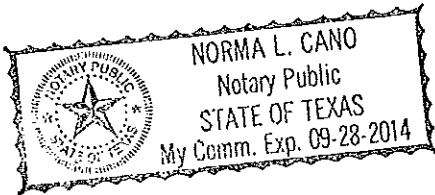
EDWARDS ABSTRACT  
OF # 27464.nk

(Acknowledgment)

State of Texas §  
County of Hidalgo §

This instrument was acknowledged before me on the 3rd of January, 2012, by JACK MCCLELLAND, PRESIDENT of WISCONSIN PARTNERS, INC., A TEXAS CORPORATION, as General Partner, on behalf of OAKLAND VILLAGE, LTD., A TEXAS LIMITED PARTNERSHIP.

  
\_\_\_\_\_  
Notary Public, State of Texas



AFTER RECORDING RETURN TO:  
LUXOR CUSTOM CONSTRUCTION, LLC,  
A TEXAS LIMITED LIABILITY COMPANY  
6410 S. Trail Drive  
Edinburg, Texas 78539

PREPARED BY:  
Lewis, Monroe & Peña  
Attorneys At Law  
3111 W. Freddy Gonzalez Drive  
Edinburg, Texas 78539  
GF#: 774164; NLC:bc

# Chapter 232 Texas LGC Application

APPLICATION NO:

4-11372

Mar. 5, 2012

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

1304 S. 25th Ave  
TEL 318-2840

EDINBURG TX 78539  
FAX 318-2844

O0480-01-000-0032-00

[ 1 ] OWNER: LUXOR CUSTOM CONST., LLC

6410 S. TRAIL DR.  
EDINBURG, TX. 78539

Telephone No.

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
OAKLAND VILLAGE LOT 32

LOCATION: 0 R. LONGORIA & WISCONSIN

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: PUBLI

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: OTHE

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

[ 10 ] EST. COST OF CONST.: \$144,000

[ 5 ] SIZE OF STRUCTURE: 2,089 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

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

**Special Conditions: No construction allowed over any easements.**  
MUST COMPLY W/ALL REGULATIONS & SETBACKS  
FRONT 25' SIDE'S 6' REAR 28.6 FINISH FLOOR OF ELEV  
18" OF STREET.

### FOR COUNTY USE ONLY APPLICATION FEES

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

Light [X] Water [X]

Flood Zone: NO 01/25C  
Panel No. /Suffix: \_\_\_\_\_ Pct: 4

Community No.: 400330

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.

Alonzo Castillo 3-5-12  
Prepared by Date

Anna Hernandez 3-24-12  
Approved by Date

Patricia Faera 3-5-12  
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.



# PLANNING DEPARTMENT

Rev. 02-19-10

## County of Hidalgo

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956-318-2844

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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

Precinct 1 (2) 3 4

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

Application No: 4-11332

### 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: JULIO MARTINEZ

Address: 802 SAN MARCOS DR.  
SAN JUAN TX.  
78589

Phone: (956) 225-65-96

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

Water Supplier: N.A.W.

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

Account/ESI No.: 236162-002

Temporary Pole  Permanent Service

regarding the land described as:

EL DORA HEIGHTS #2 LOT #165

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; 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 08-13-02);

(verified by Mary Cepha);

(verified by Mary Cepha);

(verified by Mary Cepha);

(verified by Mary Cepha);

\_\_\_\_\_  
Planning Department Authorized Signature

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

\_\_\_\_\_  
Date

ATTEST:

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

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT

Rev. 02-19-10

## County of Hidalgo

Main Office  
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956-318-2844

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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

Precinct 1 2 3 4

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

Application No: 4-11332

### 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: JULIO I. MARTINEZ

Address: 802 SAN MARCOS ST.

SAN JUAN TX. 78589

Phone: (956) 225-65-96

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

EL DORA HEIGHTS #2 LOT #165

#### 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)

03/07/12  
Date

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

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) PMT

.....  
This part to be filled out by receiving county official:

Location of land verified and completed request accepted by Hidalgo County for processing on:

03/06/12  
Date

[Signature]  
County Official

## WARRANTY DEED

**Know all Men by these Presents** that OMAR ALEJANDRO GARCIA, of the city/town of McAllen in State of Texas ("Grantor(s)"), for the consideration of Ten Dollars (\$ 10.00) received to his/her/their full satisfaction, grant(s) with general warranty covenants and with a full release of all rights of dower in the real property to JULIO ISRAEL MARTINEZ and BRENDA LORENA SERRATO, (husband and wife) ("Grantee(s)"), whose tax-mailing address is 802 SAN MARCOS ST, SAN JUAN, TX 78589 the following real property:

The real property located at and described as follows: LOT 165, SAN MARCOS ST, ELDORA HEIGHTS PH II, SAN JUAN TX, HIDALGO COUNTY, TX.

### Legal Description

**Lot(s) 165, Eldora Heights Mobile Home Subdivision Phase II, as shown by the map or plat thereof recorded in Volume 41, pages 111 through 114, Map Records, Hidalgo County, Texas.**

Subject to restrictions, conditions, limitations, reservations and easements, if any, of record.

Permanent Parcel Number: E5038-02-000-0165-00

Prior Document Number Recorded: 2212584

To have and to hold the above-granted and bargained premises, with the appurtenances thereunto belonging, unto Grantee(s), his/her/their heirs and assigns forever.

And Grantor(s) for him/herself/themselves and his/her/their heirs and assigns, hereby covenant to Grantees, his/her/their heirs and assigns, that at and until the unsealing of these presents, he/she/they is/are well seized of the above-described premises as a good and indefeasible estate in fee simple, and has good right to bargain and sell the same in the manner aforesaid, and that the same is free and clear from all encumbrances whatsoever except easements, restrictions, reservations, conditions and other matters of record, taxes and assessments, both general and special, tenants in possession and zoning ordinances, and that Grantor(s) will WARRANT AND DEFEND said premises, with the appurtenances thereunto belonging, to the said Grantee(s), his/her/their successors and assigns, against all lawful claims and demands whatsoever except as aforesaid.

IN WITNESS WHEREOF I/we have hereunto set my/our hand(s), on the 20<sup>th</sup> day of June 2011.

[Signature]  
Signature of seller/grantor

\_\_\_\_\_  
Signature of other seller/grantor (if applicable)

\*\*\*\*\*

(ACKNOWLEDGEMENT)

STATE OF TEXAS  
COUNTY OF HIDALGO

Before me, a Notary Public in and for said County and State, personally appeared Ortiz Alejandro Garcia, the person or person(s) listed above as Seller(s)/Grantor(s), who acknowledged that she/he/they did sign the foregoing instrument and that the same is her/his/their free act and deed.

In Testimony Whereof I have hereunto set my hand and official seal, this 20<sup>th</sup> day of June, 2011.

Veronica Esparza  
Notary Public  
My commission expires on: March 20, 2012



\*\*\*\*\*

After Recording Return to:  
**JULIO ISRAEL MARTINEZ**  
802 SAN MARCOS ST  
SAN JUAN, TX 78589

Chapter 232 Texas LGC Application

APPLICATION NO:  
4-11332  
Feb. 22, 2012

COUNTY OF HIDALGO  
PLANNING DEPARTMENT  
1304 S. 25th Ave EDINBURG TX 78539  
TEL 318-2840 FAX 318-2844

E5038-02-000-0165-00

[ 1 ] OWNER: MARTINEZ, JULIO ISRAEL &  
BRENDA LORENA SERRATO  
802 SAN MARCOS ST.  
SAN JUAN, TX. 78589  
Telephone No. 225-6596

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
ELDORA HEIGHTS M/H PH 2 LOT 16

LOCATION: 0 R. LONGORIA & C. CHAVEZ

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: PUBLI

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: WOOD

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

[ 10 ] EST. COST OF CONST.: \$9,000

[ 5 ] SIZE OF STRUCTURE: 700 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

[ 6 ] USE OF BUILDING: RES.MH.ZONE.B

**Special Conditions: No construction allowed over any easements.**  
MUST COMPLY W/ALL REGULATIONS AS PER COUNTY STATE  
CITY FEMA & SETBACKS. FRONT 20' REAR 20' SIDE 6'  
18" ABOVE CNTR LINE OF ST.

FOR COUNTY USE ONLY  
APPLICATION FEES

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

Prepared by [Signature] Date 02/22/12

Light [ ] Water [ ]

Approved by [Signature] Date 02-16-12

Flood Zone: MI  
Panel No. /Suffix: 0125 Pct: 2  
Community No.: 480 334

Certification of Elevation  
Required:  YES  NO  BFE

Signature of Owner or Applicant [Signature] Date 02/22/12

- 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

Main Office  
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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: 4-8720

### HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

06-8-09

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Daisy Arriaga  
c/o Name: Marla Arriaga

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	<u>Charles R...</u> Authorized Signature
Date Approved:	<u>1 1</u>	<u>2 25 112</u>

Address: 5915 Decador DR  
Edinburg Tx. 78541

Water Supplier: N/A  
Utility Provider:  M.V.E.C.  AEP

Phone: (956) 560 1437

Account/ESI No.: # 70214159/9  
 Temporary Pole  Permanent Service

regarding the land described as:

Paloma Del Valle #3 lot 181

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 7/11/2007);

(verified by [Signature]);

(verified by Charles R...);

(verified by Charles R...);

(verified by [Signature]);

\_\_\_\_\_  
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  
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: 4-8720

### 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:

*Daisy Arriaga*  
c/o Name: maria Arriaga  
Address: 5915 Pecador D.R  
Edinburg TX 78541  
Phone: (956) 560 1437

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

Paloma Del Valle #3 Lot 181

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

*Maria Daisy Arriaga* 02-29-12  
c/o maria - Arriaga 2-21-12  
Requesting Party (Signature) Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) NT

.....  
This part to be filled out by receiving county official:

Location of land verified and completed request accepted by Hidalgo County for processing on:

2/29/12  
Date

[Signature]  
County Official

## WARRANTY DEED WITH VENDOR'S LIEN

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:** May 15, 2009

**Grantor:** Paloma Del Valle II, Ltd.

**Grantor's Mailing Address (including county):** 13201 N. 23rd Street  
Edinburg, Texas 78541  
Hidalgo County

**Grantee:** Gustavo Garcia and Daisy Arriaga

**Grantee's Mailing Address including County:** 5916 Soledad Dr.  
Edinburg, TX 78541  
Hidalgo

**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 SEVENTEEN THOUSAND THREE HUNDRED FORTY-FIVE AND 81/100 DOLLARS (\$17,345.81) 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 David Crook, Attorney at Law, Trustee.

**Subject to Prior Lien(s) (including recording information):** A lien in favor of Texas State Bank as recorded in the Deed of Trust dated August 11, 2006, as Document number 1655705, in the Official Records of Hidalgo County, Texas, and all renewals, extensions, transfers or alterations thereof.

**Property (including any improvements):** Lot 181 of Paloma Del Valle Phase III Subdivision, according to the map recorded in Volume 53, Pages 133-136, Hidalgo County Map Records, Hidalgo County, Texas. SAVE AND EXCEPT all of the Oil, Gas and other Minerals.

**Reservations From and 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 current year, the payment of which Grantee assumes; but not subsequent assessments for the current and prior years due to change in land usage, ownership, or both, the payment of which Grantor assumes.

1. Restrictive Covenants Recorded as Document 1784511 in the Official Records of Hidalgo County, Texas.
2. Taxes for the year 2009 and all subsequent years.
3. Blanket easements, rules, regulations and rights in favor of Hidalgo County Irrigation District in which the property is located.
4. Subject to any and all valid and existing restrictions, easements, rights-of-way, reservations,



# Chapter 232 Texas LGC Application

APPLICATION NO:  
4-8720  
Jun. 8, 2009

COUNTY OF HIDALGO  
PLANNING DEPARTMENT  
1304 S. 25th Ave EDINBURG TX 78539  
TEL 318-2840 FAX 318-2844

[ 1 ] OWNER: GARCIA, GUSTAVO

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
PALOMA DEL VALLE #3 LOT 181

5916 SOLEDAD DR.  
EDINBURG TX, 78541

Telephone No. 562-3853

LOCATION: 0 M.CRISTO & SEMINARY

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: PUBLI

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: WOOD

[ 4 ] PURPOSE OF APPLICATION: NEW RESIDENCE

01- RESIDENTIAL NEW SINGLE DWELLING

[10] EST. COST OF CONST.: \$2,500

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

[11] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

[ 6 ] USE OF BUILDING: RES ZONE X

**Special Conditions: No construction allowed over any easements.**  
MUST COMPLY W/ALL COUNTY SETBACKS & REGULATIONS.  
FRONT 25' REAR 10' SIDE'S 6' FINISH FLOOR OF ELEV.  
18" TOP OF CURB.

## FOR COUNTY USE ONLY APPLICATION FEES

OTHER \_\_\_\_\_

TOTAL AMOUNT . . . . . \$30.00

Light [ ]

Water [ ]

Flood Zone: NO

Panel No. /Suffix: \_\_\_\_\_ Pct: 4

Community No.: \_\_\_\_\_

Certification of Elevation

Required:  YES  NO  BFE

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

Prepared by \_\_\_\_\_ Date \_\_\_\_\_

Approved by \_\_\_\_\_ Date \_\_\_\_\_

Signature of Owner or Applicant \_\_\_\_\_ Date \_\_\_\_\_

## [ NOTICE ]

SEPARATE PERMITS ARE REQUIRED FOR SEPTIC TANKS. THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS. OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF ONE YEAR AT ANYTIME AFTER WORK IS COMMENCED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND REGULATIONS GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.