

<b>PLANNING DEPT. PCT 3 CERTIFICATE OF PLAT &amp; UTILITY STATUS</b>		
	<b>APPLICANT</b>	<b>APPLICATION NO.</b>
1.	JOSE A MADRIGAL	48226
2.	SANJUANITA GARZA	3-12381
3.	CLAUDIA HERRERA	3-12219
4.		
5.		
6.		
7.		
	COMM. COURT: APRIL 24, 2012	



# PLANNING DEPARTMENT

Rev. 02-19-10

## County of Hidalgo

Main Office  
1304 South 25<sup>th</sup> Street  
Edinburg, Texas 78542  
956-318-2840  
956-318-2844

Precinct No.1 Substation  
1902 Joe Stephens Ave.  
Weslaco, TX 78596  
956-968-4734  
956-973-7850

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

Precinct 1 2/3 4

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

Application No:

48226  
4/20/01

### 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: Jose P. Madrigal

Address: 7322 Buckhorn  
Palmview, TX 78572

Phone: (956) 458 8965

Approved by Environmental Health:	Temporary Service	Final Service
	Authorized Signature	<u>Sandra Carter</u> Authorized Signature
Inspection/Permit No:		<u>Sewer</u>
Date Approved:	<u>1 1</u>	<u>4/20/12</u>

Water Supplier: NA

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

Account/ESI No.: 10032789401358055-  
[ ] Temporary Pole [x] Permanent Service

regarding the land described as:

Villa-Rama East Ph3 Lot 324

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 8/19/97);

(verified by Sandra Carter);

(verified by Sandra Carter);

(verified by Sandra Carter);

(verified by Sandra Carter);

Sandra Carter 4/12/12  
Planning Department Authorized Signature

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

\_\_\_\_\_  
Date

ATTEST:

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

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT

Rev. 02-19-10

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956-205-7045  
956-205-7049

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

Precinct 1 2 (3) 4

Application No: 48224  
4/20/01

### 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 B. Madrigal

Address: 7322 Boekhorn Palovina TX 78572

Phone: (956) 458-8765

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

Villa-Rama East Ph 3 Lot 324

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

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

Jose B. Madrigal  
Requesting Party (Signature)

04/12/12  
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:

4/12/12  
Date

Sandra Carter  
County Official

# Chapter 232 Texas LGC Application

APPLICATION NO:  
48226  
Apr. 20, 2001

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

V3440-03-000-0324-00

[ 1 ] OWNER:

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
VILLA-RAMA EAST PH 3 LOT 324

Telephone No.

LOCATION: 0 SHOWERS AND EXP.

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: PUBLC

[ 3 ] WATER SYSTEM: OTHR

[ 9 ] CONSTRUCTION TYPE: BRK

[ 4 ] PURPOSE OF APPLICATION:

[10] EST. COST OF CONST.: \$69,600

[ 5 ] SIZE OF STRUCTURE: 2,320 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

[ 6 ] USE OF BUILDING: RESIDENTIAL

Special Conditions: No construction allowed over any easements.  
MUD

## FOR COUNTY USE ONLY APPLICATION FEES

OTHER \_\_\_\_\_

TOTAL AMOUNT . . . . . \$15.00

Light [ ] Water [ ]

Flood Zone: C

Panel No. /Suffix: \_\_\_\_\_ Pot: 0

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.

**Permit Maintenance Screen**

Address Correction  
 V3440-03-000-0324-00 Prop.Id R574008  
 MADRIGAL, JOSE A & MARIA T  
 TaxPayer Name  
 2429 REDWOOD ST  
 Address Line 1  
 Address Line 2  
 MCALLEN TX 78501  
 City State ZipCode  
 No. 0 Street Name Land 7392 Building 0  
 Legal Line 3  
 682-9197 Phone Precinct 3  
 VILLA-RAMA EAST PH 3 LOT 324  
 Legal Line 1  
 Legal Line 2

PRMT_NO	PRMTDATE	PRMTAMT	PRMTFEE
48226	04/20/2001	69600	15.00

Close this form

The State of Texas,

} Know All Men by These Presents:

County of Hidalgo

THAT Villa-Rama East Subdivision a dba Rick Martin aka Richard A. Martin of the County of Hidalgo State of Texas for and in consideration

of the sum of Ten Dollars and No/100-----DOLLARS  
10.00-----

to me in hand paid by Jose A. Madrigal and Maria T. Madrigal 1455719 as follows:

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.

have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey, unto the said Jose A. Madrigal and Maria T. Madrigal whose mailing address is 2429 Redwood st. Mcallen, Texas 78501 all that certain of the County of Hidalgo State of Texas

REAL PROPERTY IN HIDALGO COUNTY, TEXAS TO WIT:  
Portion out of tract 388-389, Los Ejidos de Reynosa Viejo, Hidalgo County, Texas. Lot 324, Villa-Rama East Subdivision Phase 3, Hidalgo County, Texas. According to the map or plat thereof recorded in the office of the County Clerk of Hidalgo County, Texas on Volume 32page 134- SUBJECT TO; Easements or records; Rights, rules, liens and regulations in favor of the Water District in which said land is located; Restrictions, reservations, and liens or records; AND SAVE AND EXCEPT all the oil, gas 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

heirs and assigns forever and we do hereby bind heirs, executors and administrators, to Warrant and Forever Defend, all and singular the said premises unto the said grantees

heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof. WITNESS my hand at Mission Hidalgo, Texas this 31st day March, 2005 Witness at Request of Grantor:

Villa-Rama East Sub. dba Rick Martin aka Richard A. Martin

(Acknowledgment)

STATE OF TEXAS }  
COUNTY OF Hidalgo

This instrument was acknowledged before me on the 31st day of March, 2005 by Villa-Rama East Sub. dba Rick Martin aka Richard A. Martin

My commission expires: 01-02-06  
YOLANDA GARCIA  
Notary Public State of Texas  
My Comm. Exp. 01-02-2006

Yolanda Garcia  
Notary Public, State of Texas  
Notary's printed name: Yolanda Garcia

STATE OF TEXAS } (Acknowledgment)  
COUNTY OF }

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_

My commission expires: \_\_\_\_\_

Notary Public, State of Texas  
Notary's printed name: \_\_\_\_\_

STATE OF TEXAS } (Acknowledgment)  
COUNTY OF }

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_

My commission expires: \_\_\_\_\_

Notary Public, State of Texas  
Notary's printed name: \_\_\_\_\_

STATE OF TEXAS } (Acknowledgement)  
COUNTY OF }

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_

My commission expires: \_\_\_\_\_

Notary Public, State of Texas  
Notary's printed name: \_\_\_\_\_

126

**Warranty Deed**

FROM \_\_\_\_\_

TO \_\_\_\_\_

FILED FOR RECORD

This \_\_\_\_\_ day of \_\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ M.

County Clerk \_\_\_\_\_ Deputy \_\_\_\_\_

RECORDER

County Records \_\_\_\_\_  
Total Fees \_\_\_\_\_  
Document Number: 1455719  
Receipt Number: 665587  
Isela Leal, Deputy

Filed for Record in: Hidalgo County, TX  
By: J. D. Salinas, III  
County Clerk

Date: Apr 07, 2005 at 09:29A

Recording Fee \$ \_\_\_\_\_

This instrument should be filed immediately with the County Clerk for record.

WHEN RECORDED RETURN TO:  
Ram Investments  
200 W. Exp. 83  
Mission, TX 78572

THE ODEE COMPANY, Publishers, Dallas



# PLANNING DEPARTMENT

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: 3-12381

4/13/12

### 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: Sanjuanita Garza

Address: 207 Alicia St  
Rio Grande city  
TX 78582

Phone: (956) 208-1531

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

Water Supplier: NA

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

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

regarding the land described as:

Villa-Rama East Ph3 Lot 329

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 8-19-97);

(verified by Sandria Cantu);

(verified by Sandria Cantu);

(verified by Sandria Cantu);

(verified by Sandria Cantu);

Sandria Cantu 4/13/12  
Planning Department Authorized Signature

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

\_\_\_\_\_  
Date

ATTEST:

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

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT

Rev. 02-19-10

## County of Hidalgo

Main Office  
1304 South 25<sup>th</sup> Street  
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Precinct No. 1 Substation  
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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: 3-12381

4/13/12

### 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: Sanguanita Garza  
Address: 207 alicia st  
Rio Grande TX 78582  
Phone: (956) 208-1531

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

Villa-Rama East Ph 3 Lot 329

#### 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)

4/13/2012  
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:

4/13/12  
Date

[Signature]  
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:  
3-12381  
Apr. 13, 2012

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

V3440-03-000-0329-00

[ 1 ] OWNER: GARZA, SAN JUANITA & JORGE  
329 ALICIA ST

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
VILLA-RAMA EAST PH 3 LOT 329  
C-01

RIO GRANDE CITY, TX 78582  
Telephone No. 208-1531

LOCATION: 0 SHOWERS & EXP 83

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: PUBLI

[ 3 ] WATER SYSTEM: OTHE

[ 9 ] CONSTRUCTION TYPE: BLOC

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

[ 10 ] EST. COST OF CONST.: \$50,000

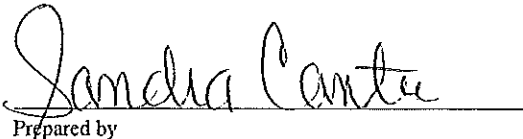
[ 5 ] SIZE OF STRUCTURE: 3,794 Sq. Ft.

[ 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' SIDES 6' REAR 10'  
18 INCHES ABOVE TOP OF CURB.

FOR COUNTY USE ONLY  
APPLICATION FEES

  
Prepared by

4/13/12  
Date

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

Light [X] Water [ ]

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

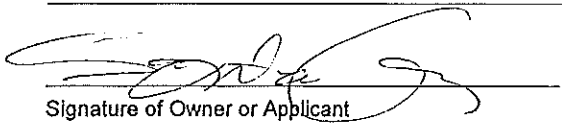
Community No.: 480334

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.

H. Garza  
Approved by

4/13/12  
Date

  
Signature of Owner or Applicant

4-13-12  
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.

128 - WARRANTY DL

The State of Texas,

1977653

County of HIDALGO

} Know All Men by These Presents:

TEXAS STANDARD FORM

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.

THAT VILLA-RAMA EAST SUBDIVISION A DBA RICK MARTIN AKA RICHARD A. MARTIN of the County of HIDALGO State of TEXAS for and in consideration of the sum of TEN DOLLARS AND NO/100----- 10.00----- DOLLARS

to me in hand paid by SAN JUANITA GARZA AND JORGE GARZA

as follows:

have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey, unto the said SAN JUANITA GARZA AND JORGE GARZA

whose mailing address is P. O. BOX 928 LA GRULLA, TEXAS 78548 of the County of STAR State of TEXAS

all that certain

REAL PROPERTY IN HIDALGO COUNTY, TEXAS TO-WIT: Portion out of tract 388-389, Los Ejidos de Reynosa Viejo, Hidalgo County Texas. Lot 329, Villa-Rama East Subdivision Phase 3, Hidalgo County, Texas. According to the map or plat thereof recorded in the office of the County Clerk of Hidalgo County, Texas in Volume 32 Page 134-A.

SUBJECT TO: Easements of 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 EXCEPT ALL of the oil, gas 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 grantee their

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, heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof,

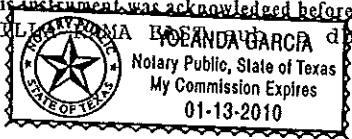
WITNESS my hand at Mission, Hidalgo County, Texas this 4th day of March, 2009 Witness at Request of Grantor:

[Signature] VILLA-RAMA EAST SUB a dba Rick Martin aka Richard A. Martin

STATE OF TEXAS } COUNTY OF

(Acknowledgment)

This instrument was acknowledged before me on the 4th day of March, 2009 by VILLA-RAMA BOEANDA GARCIA dba Rick Martin aka Richard A. Martin



My commission expires: 01/13/10

[Signature] Notary Public, State of Texas Notary's printed name: Yolanda Garcia



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Rev. 02-19-10

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956-205-7045  
956-205-7049

Precinct 1 2 3 ④

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

Application No: 3-12219

### 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: Claudia Herrera

Address: 6908 pradera  
Palmview TX  
78572

Phone: 584-9533

Approved by Environmental Health:	Temporary Service	Final Service
	Authorized Signature	<u>[Signature]</u> Authorized Signature
Inspection/Permit No:		<u>1350-3313</u>
Date Approved:	<u>1 1</u>	<u>3 19 12</u>

Water Supplier: N/A

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

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

regarding the land described as:

Prairie Heights PHS Lot 91

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 5-13-12);

(verified by Rodolfo Rios);  
Rodolfo Rios

(verified by Rodolfo Rios);

(verified by Rodolfo Rios);

(verified by Rodolfo Rios);

Rodolfo Rios  
Planning Department Authorized Signature

4-12-12  
Hidalgo County Judge

\_\_\_\_\_ Date

ATTEST:

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

\_\_\_\_\_ Date



# PLANNING DEPARTMENT

Rev. 02-19-10

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Precinct No.3 Substation  
2401 N. Moorefield Rd.  
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956-205-7045  
956-205-7049

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

Precinct 1 2 3 4

Application No:

312219  
3/7/12

### 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: Claudia Herrera

Address: 6908 pradera Palmview  
TX 78572

Phone: 956-584-9533

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

Prairie Heights PH-1 Lot 91

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

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

Claudia Herrera  
Requesting Party (Signature)

4-12-12  
Date

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

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

4-12-12  
Date

Rodolfo Pina  
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:  
3-12219  
Mar. 7, 2012

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

P8115-01-000-0091-00

[1] OWNER: HERRERA, CLAUDIA / JOSE  
6908 PRADERA  
PLAMVIEW TX. 78574  
Telephone No. 309-0163

[7] LEGAL DESC./NAME OF SUBDIVISION  
PRAIRIE VIEW HEIGHTS PH 1 LOT 91  
ZONE C-44

LOCATION: 0 ABRAM RD / 1 & 1/2

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTA

[3] WATER SYSTEM: OTHE

[9] CONSTRUCTION TYPE: META

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

[10] EST. COST OF CONST.: \$27,000

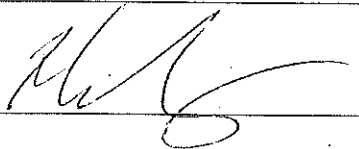
[5] SIZE OF STRUCTURE: 1,200 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA:  YES  
 NO


[6] USE OF BUILDING: RES NEW M/H ZONE C

Special Conditions: No construction allowed over any easements.  
F20 S6 R50

FOR COUNTY USE ONLY  
APPLICATION FEES

  
Prepared by \_\_\_\_\_ Date 3/7/12

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

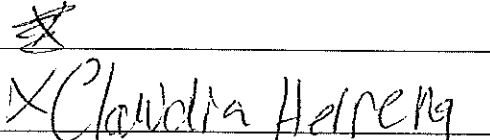
  
Approved by \_\_\_\_\_ Date 3/7/12

Light [X] Water [X]

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

Community No.: 680334

Certification of Elevation  
Required:  YES  NO  BFE

  
Signature of Owner or Applicant \_\_\_\_\_ Date 3-7-12

- 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.

**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.

## WARRANTY DEED WITH VENDOR'S LIEN

Date: December 28, 2007

Grantor: HIPOLITO RODRIGUEZ and wife, MARIA DE LOS ANGELES RODRIGUEZ

Grantor's Mailing Address (including county): P. O. Box 6084  
San Juan, Hidalgo County, Texas 78589

Grantee: JOSE MARIO HERRERA and wife, CLAUDIA L. HERRERA

1839222

Grantee's Mailing Address (including county): 6907 Pradera  
Palmview, Hidalgo County, Texas 78572

Consideration: TEN AND NO/100THS DOLLARS (\$10.00) and other good and valuable consideration; and a note of even date that is in the principal amount of TWENTY THOUSAND AND NO/100THS DOLLARS (\$20,000.00) and is executed by Grantees, 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 dated from Grantees to JOSEPH PRESTIA, Trustee.

Property (including any improvements): Lot 91, PRAIRIE VIEW HEIGHTS PHASE I, an Addition to the City of Mission, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 29, Page 55, map Records of Hidalgo County, Texas.

### Reservations from and Exceptions to Conveyance and Warranty:

1. Visible and apparent easements on or across the subject property;
2. Rights of parties in possession;
3. Easements, right 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 in area or boundary lines;
7. Any encroachments or overlapping of improvements;
8. All rights, obligations, and other matters, emanating from the existing by reason of the creation, establishment, maintenance, and operation of any Water Improvement District, Irrigation District, or other applicable governmental district agency, or authority.
9. The prior reservation or conveyance of all oil, oil, gas, and other minerals previously reserved or conveyed by any parties having the right to do so;


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 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.**

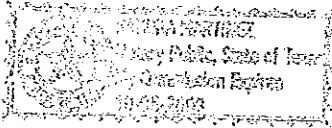
  
HIPOLITO RODRIGUEZ

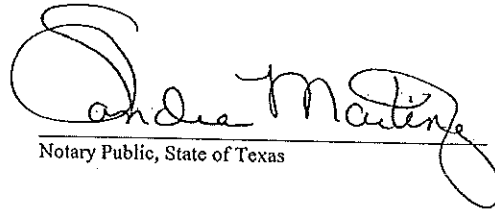
  
MARIA DE LOS ANGELES RODRIGUEZ

(Acknowledgment)

STATE OF TEXAS \*  
COUNTY OF Hidalgo \*

This instrument was acknowledged before me on this the 20<sup>th</sup> day of December, 2007, by HIPOLITO RODRIGUEZ and wife, MARIA DE LOS ANGELES RODRIGUEZ.



  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Mr. and Mrs. Jose Mario Herrera  
6907 Pradera  
Palmview, Texas 78572

Filed for Record in:  
Hidalgo County  
by Arturo Gonzalez Jr.,  
County Clerk

On: Dec 21, 2007 at 04:34P  
As a Recording

Document Number: 1839933  
Total Fees: 20.00  
Receipt Number - 918194  
Imelda Leal, Deputy

PREPARED IN THE LAW OFFICE OF:

PRESTIA & ORNELAS  
P. O. Box 876  
Edinburg, Texas 78540  
(956) 383-6251