

PLANNING DEPT. PCT 3 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	ROBERTO NORDHAUSEN	3-12600
2.	MARIANA GARZA GUTIERREZ	3-12539
3.	ELVIRA RIOS	3-12304
4.		
5.		
6.		
7.		
	COMM. COURT: JULY 10, 2012	



PLANNING DEPARTMENT

Rev. 02-19-10

County of Hidalgo

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

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

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

Precinct 1 2/3/4

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

Application No:

3-12600
6/11/12

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: Roberto Nordhausen
c/o Jose R Nordhausen
Address: 5220 COYOTE DR.
MISSION TX 78574
Phone: 956 874 3329

Approved by Environmental Health:	Temporary Service	Final Service
	Authorized Signature	<u>Agnetta Monta</u> Authorized Signature
Inspection/Permit No:		<u>2700</u>
Date Approved:	<u>1 1</u>	<u>7/2/12</u>

Water Supplier: Agua SUD

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

Account/ESI No.: 100327894-60583545
 Temporary Pole Permanent Service

regarding the land described as: Basham #33 Lot 9

on _____, 20____, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

Fill in "yes" or "no" in each blank

- YES A plat has been prepared;
- YES A plat has been reviewed and approved by the Commissioners Court;
- YES water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;
- 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 5/31/94);

(verified by Sandria Cantu)
Sandria Cantu

(verified by Sandria Cantu)
Sandria Cantu

(verified by Sandria Cantu)
Sandria Cantu

(verified by Sandria Cantu)
Sandria Cantu

Sandria Cantu 7/2/12
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 02-19-10

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956-205-7049

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

Precinct 1 2 3 4

Application No:

312600

6/11/12

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: Roberto Nordhausen c/o Jose R. Nordhausen

Address: 5220 COYTE DR.
Mission TX 78574

Phone: 956 874 3329

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

Basham #33 Lot 9

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Roberto Nordhausen
Requesting Party (Signature)

06/11/12
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:

7/2/12
Date

Sandra Cantu
County Official

Orion Financial Group Inc.



1129129

Return to:
S. A. Wileman
Orion Financial Group, Inc.
2860 Exchange Blvd. Suite 100
Southlake, TX 76092

NORDHAUSEN, ROBERTO *02016441*
SKY-PMO/R&R-WD/AHE
ROBERTO NORDHAUSEN

SPECIAL WARRANTY DEED

STATE OF Texas)
COUNTY OF Hidalgo)



NORDHAUSEN AHES-PMO MM

THIS INDENTURE, made and entered into on 9/14/2002, by and between ASSOCIATES FINANCIAL SERVICES CO., INC. , Grantor, whose address is 3113 Skyway Circle N., Irving, TX 75038, and ROBERTO NORDHAUSEN, whose address is Rural Route 20 Box 90PA, Mission, TX 78574, Grantee.

WITNESSETH, that the Grantor, in consideration of the sum of Ten and 00/100 (\$10.00) Dollars, to the Grantor in hand paid by the Grantee, and other valuable consideration, the receipt whereof is hereby acknowledged, the Grantor does grant, bargain, sell and convey unto the Grantee, the following described real property, to-wit:

SEE ATTACHED EXHIBIT A

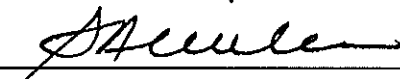
TO HAVE AND TO HOLD THE SAME, together with all hereditaments and appurtenances thereunto belonging, or in any wise appertaining, to Grantee, Grantee's heirs and assigns, in fee simple.

Grantor, for the consideration and subject to the reservations from conveyance and the exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantees heirs, successors, and assigns forever. Grantor binds Grantor and Grantors heirs and successors to warrant and forever defend all and singular the property to Grantee and Grantees heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the reservations from conveyance and the exceptions to conveyance and warranty.

This conveyance is made subject to: i) all validly existing covenants, restrictions, easements and encumbrances of record and all validly existing easements, rights of way and prescriptive rights, whether of record or not; ii) all mineral reservations or oil, gas and mineral leases, outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, which affect the property; iii) any valid rules, regulations, rights of way, and easements in favor of any water or other district in which the property is located; iv) validly existing rights of adjoining owners in any walls and fences situated on a common boundary, any discrepancies, conflicts or shortages in area or boundary lines, and any encroachments or overlapping of improvements, and; v) subject to the lien of taxes for any prior year and the current year, and assessments, now or hereafter due, including assessments arising from a change in land usage, ownership or both, all of which Grantee agrees to pay.

IN WITNESS WHEREOF, the Grantor has hereunto set his/her hand and seal on this the day and year first above written.

ASSOCIATES FINANCIAL SERVICES CO., INC.

By 
S. A. Wileman, Vice President (SEAL)

STATE OF Texas)
COUNTY OF Tarrant)

I, J. Wright, the undersigned, a Notary Public in and for said State and County, hereby certify that S. A. Wileman, Vice President of/ for ASSOCIATES FINANCIAL SERVICES CO., INC. , whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, he/she executed the same voluntarily and with full authority on the day the same bears date.

Given under my hand and seal on 9/14/2002

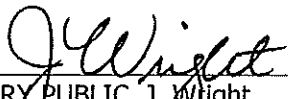

NOTARY PUBLIC, J. Wright
My commission expires: July 24, 2006



Exhibit A

LOTS 9 AND 10, BASHAM SUBDIVISION NO. 33, A SUBDIVISION IN HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 29, PAGE 69, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

02016441 Hidalgo County, TX

Document Number: 1129129
Total Fees : 19.00
Receipt Number - 451080
By: Marylou Cantu, Deputy
As a Recording

On: Oct 08, 2002 at 12:42P

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

SKY-PMO/R&R-WD/AH

Chapter 232 Texas LGC Application

APPLICATION NO:
3-12600
Jun. 11, 2012

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

B1900-33-000-0009-00

[1] OWNER: NORDHAUSEN, ROBERTO
5216 PA COYOTE CIRCLE

[7] LEGAL DESC./NAME OF SUBDIVISION
BASHAM #33 LOT 9
C-44

MISSION TX 78574

Telephone No. 874-3329

LOCATION: 0 5 1/4 ML & DOFFING RD

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTA

[3] WATER SYSTEM: AGUA

[9] CONSTRUCTION TYPE: META

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

[10] EST. COST OF CONST.: \$20,000

[5] SIZE OF STRUCTURE: 1,216 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 15'
18 INCHES ABOVE TOP OF CURB.

FOR COUNTY USE ONLY APPLICATION FEES

Sandra Carter
Prepared by

6/11/12
Date

OTHER _____
TOTAL AMOUNT \$30.00

Light [X] Water [X]

Flood Zone: NO
Panel No. /Suffix: 0300C Pct: 3

Community No.: 480334

Certification of Elevation
Required: YES NO BFE

R. Carter
Approved by

6/6/12
Date

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

[NOTICE]

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

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

Jon Nordhausen
Signature of Owner or Applicant

6/11/12
Date



PLANNING DEPARTMENT

Rev. 02-19-10

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

Precinct 1 2(3) 4

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

Application No: 3-12539

5/25/12

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: Mariana Garcia
Gutierrez

Address: 8500 Zurich Ave
Mission TX 78573

Phone: 956-821-4251

Approved by Environmental Health:	Temporary Service	Final Service
<u>[Signature]</u> Authorized Signature	<u>[Signature]</u> Authorized Signature	<u>[Signature]</u> Authorized Signature
Inspection/Permit No: <u>200</u>	Date Approved: <u>7/2/12</u>	<u>1/1</u>

Water Supplier: Sharyland

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

Account/ESI No.: 265201-004
 Temporary Pole [] Permanent Service

regarding the land described as:

North Bryan Est Lot #66

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 3/16/12);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

[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 25th Street
Edinburg, Texas 78542
956-318-2840
956-318-2844

Precinct No.1 Substation
1902 Joe Stephens Ave.
Weslaco, TX 78596
956-968-4734
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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: 3-12539
5/25/12

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: Mariana Garza Gotierrez

Address: 8500 Zurich Ave
Mission TX 78573

Phone: 956-821-4251

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

North Bryan Est. Lot #66

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)

7-02-12
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

7/2/12
Date

[Signature]
County Official

CHARGE SIERRA TITLE

STC 011 GF# 344280

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.

General Warranty Deed

Date: December 15, 2011

Grantor: JUAN JOSE AMEZQUITA, JR. and wife, MARIANA AMEZQUITA

Grantor's Mailing Address: 2118 Nell St.
Houston, Texas 77034
Harris County

Grantee: ERIC FLORES and wife, MARIANA GARZA GUTIERREZ

Grantee's Mailing Address: 3200 E. St. Jude Ave.
Alton, Texas 78573
Hidalgo County

Consideration: TEN AND NO/100THS DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged

Property (including any improvements):

Lot 66, NORTH BRYAN ESTATES SUBDIVISION, an Addition to the City of McAllen, Hidalgo County, Texas, according to map thereof recorded in Volume 32 Page 43, Map Records of Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

Subject To:

Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas, on May 11, 1998, under Clerk's File No. 676315, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on June 24, 1998, under Clerk's File No. 688273, and set out on map recorded in Volume 32, Page 43, Map Records of Hidalgo County, Texas.

Water Service Agreement dated February 8, 1996, between Sharyland Water Supply Corporation and George Gutierrez filed for record in the Office of the County Clerk of Hidalgo County Texas, on February 12, 1996, under Clerk's File No. 503224.

Conveyance of Water Rights dated September 25, 1996, from George L. Gutierrez and wife, Mary Gutierrez to City of McAllen filed for record in the Office of the County Clerk of Hidalgo County, Texas, on October 21, 1996, under Clerk's File No. 557533.

Drainage Easement along the South forty feet (40') of the North fifty feet (50') of subject property as shown on the Map recorded in Volume 32, Page 43, Map Records of Hidalgo County, Texas.

A ten foot (10') Utility Easement along the North side of subject property as shown on plat recorded in Volume 32, Page 43, Map Records of Hidalgo County, Texas.

Easements, rights, rules, and regulations in favor of United Irrigation District.

Easements, or claims of easements, which are not of public record.

A thirty foot (30') Minimum Setback Line along the front of subject property as shown on the Map recorded in Volume 32, Page 43, Map Records of Hidalgo County, Texas.

A fifty foot (50') Minimum Setback Line along the rear of subject property as shown on the Map recorded in Volume 32, Page 43, Map Records of Hidalgo County, Texas.

A ten foot (10') Minimum Setback Line along the sides of subject property as shown on the Map recorded in Volume 32, Page 43, Map Records of Hidalgo County, Texas.

One-half (1/2) of all oil, gas, and other minerals reserved in Deed dated February 28, 1962, recorded in Volume 1029, Page 132 Deed Records of Hidalgo County, Texas.

No structure permitted over any easement as shown on plat recorded in Volume 32, Page 43, Map Records of Hidalgo County Texas.

Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.

All ad valorem taxes for the year 2012 and all subsequent years.

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 way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from and Exceptions to Conveyance and Warranty.

For the same Consideration, Grantor hereby grants, sells, conveys, assigns and delivers to Grantee, without covenant or warranty express or implied (whether under Section 5.023 of the Texas Property Code or otherwise), all right, title and interest, if any, of Grantor, as owner of the Property but not as owner of any other Property in and to (i) strips or gores, if any, between the Property and abutting properties, (ii) any land lying in or under the bed of any street, alley, road or right-of-way, opened or proposed, abutting or adjacent to the Property, (iii) any leases and rental agreements (whether written or verbal) that grant a possessory interest in or that otherwise grant rights with regard to the use of all or any portion of the Property, and (iv) any easements, rights of way, rights of ingress and egress or other interests in, on or to, any land, highway, street, road or avenue, open or proposed, in, on, across from, in front of, abutting, adjoining or otherwise appurtenant to the Property, as well as all other rights, privileges and appurtenances owned by Grantor and in any way related to the Property and other rights and interests of Grantor hereunder conveyed.

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

Juan J. Amezquita Jr. Mariana Amezquita
JUAN JOSE AMEZQUITA, JR. MARIANA AMEZQUITA

(Acknowledgment)

STATE OF TEXAS
COUNTY OF Harris

This instrument was acknowledged before me on the 18th day of December, 2011, by JUAN JOSE AMEZQUITA, JR.

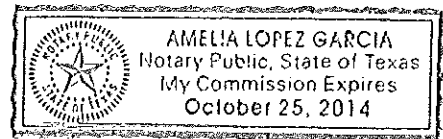
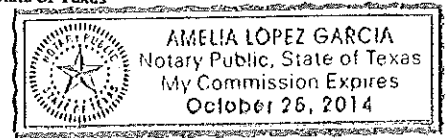
Amelia
Notary Public, State of Texas

(Acknowledgment)

STATE OF TEXAS
COUNTY OF Harris

This instrument was acknowledged before me on the 18th day of December, 2011, by MARIANA AMEZQUITA.

Amelia
Notary Public, State of Texas



AFTER RECORDING RETURN TO:
ERIC FLORES and MARIANA GARZA GUTIERREZ
3200 E. St. Jude Ave.
Alton, Texas 78573

PREPARED IN THE LAW OFFICE OF:
JOHN ROBERT KING
3409 N. 10th, Suite 100
McAllen, Texas 78501
File No.: GF#3144280;AL/1a

Chapter 232 Texas LGC Application

APPLICATION NO:
3-12539
May. 25, 2012

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

N3360-00-000-0066-01

[1] OWNER: GUTIERREZ, MARIANA GARZA
8500 ZURICH AVE.

[7] LEGAL DESC./NAME OF SUBDIVISION
NORTH BRYAN ESTATES LOT 66
AE -25

MISSION, TX. 78572

Telephone No. 821-4251

LOCATION: 0 BRYAN RD AND MILE 6

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTA

[3] WATER SYSTEM: SHAR

[9] CONSTRUCTION TYPE: BRIC

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

[10] EST. COST OF CONST.: \$80,000

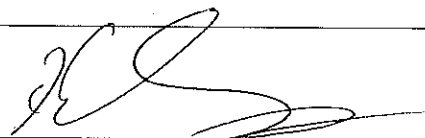
[5] SIZE OF STRUCTURE: 3,564 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: RES NEW HOUSE

Special Conditions: No construction allowed over any easements.
F30 R50 S10

**FOR COUNTY USE ONLY
APPLICATION FEES**



5/25/12
Date

Prepared by



5/24/12
Date

Approved by



5/25/12
Date

Signature of Owner or Applicant

OTHER _____
TOTAL AMOUNT **\$30.00**

Light [X] Water [X]

Flood Zone: MI
Panel No. /Suffix: _____ Pct: 3

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.

[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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Precinct 1 2 3 4

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

Application No: 3-12304
3/26/12

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:

Juan Jose Peña Jr
Name: ELVIRA RIOS

Address: 413 ESPERANZA
East TX.
Palmview 78574
Phone: (956) 458-9123

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service <u>Charles Re</u> Authorized Signature <u>W E Installs</u>
Inspection/Permit No:	Date Approved:	<u>7/2/12</u>

Water Supplier: Agua S.U.D.

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

Account/ESI No.: 100327894-58466506
[] Temporary Pole [] Permanent Service

regarding the land described as:

CAS PALMAS Heights Sub Lot 9

on _____, 20____, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232.028(b):

Fill in "yes" or "no" in each blank

- YES A plat has been prepared;
- YES A plat has been reviewed and approved by the Commissioners Court;
- YES water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;
- 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 9/24/02);

(verified by Roy Cantu);

(verified by Roy Cantu);

(verified by Roy Cantu);

(verified by Roy Cantu);

Roy Cantu 9/26/12
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 25th Street
Edinburg, Texas 78542
956-318-2840
956-318-2844

Precinct No.1 Substation
1902 Joe Stephens Ave.
Westaco, 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: 3-12304

3/24/12

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:

Juan Jose Pena Jr.

Name: Elvira Rios

Address: 413 Esperanza E

Lot 9, Las Palmas Heights

Phone: 956-458-9123

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

Lot 9, Las Palmas Heights Subdivision

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)

7/2/12
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:

7/2/12
Date

[Signature]
County Official

CHARGE: VLTC
GF# 124802

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

WARRANTY DEED WITH VENDOR'S LIEN

Date: August 9, 2011

Grantor: YADIRA SALAZAR HAM AND HUSBAND, ALFREDO HAM

Grantor's Mailing Address (including county): Colonias Las Lomas Rio Tamez No. 45
Reynosa, Tamps., Mexico 88473

Grantee: JUAN JOSE PENA, JR., a married man

Grantee's Mailing Address (including county): P.O. Box 964
Mission, Hidalgo County, Texas 78573

Consideration: TEN AND NO/100 (\$10.00) DOLLARS and a note of even date executed by Grantee and payable to the order of RIO BANK in the principal amount of EIGHTEEN THOUSAND FOUR HUNDRED TWENTY-FIVE AND NO/100 (\$18,425.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to EDWARD J. ZINSMEISTER, Trustee.

Property (including any improvements):

All of Lot 9, LAS PALMAS HEIGHTS SUBDIVISION, an Addition to the City of Palmview, Hidalgo County, Texas, according to the map recorded in Volume 40, Page 169, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from Conveyance: NONE

Exceptions to Conveyance and Warranty: To the extent they validly exist:

1. Restrictive covenants as set forth in instrument dated November 20, 2002, filed November 22, 2002 under Document Number 1143207 and dated December 18, 2002, filed December 19, 2002 under Document Number 1150195, Official Records and Volume 40, Page 169, Map Records of Hidalgo County, Texas, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.
2. Annual maintenance charge and/or current assessments as set forth in instrument dated November 20, 2002, filed November 22, 2002 under Document Number 1143207 and dated December 18, 2002, filed December 19, 2002 under Document Number 1150195, Official Records, Hidalgo County, Texas.
3. Statutory easements, rules, regulations and rights in favor of Hidalgo County Irrigation District No. 6.
4. Minimum floor elevations, setback lines, utility easements, sidewalk requirement and restrictions as shown on the map of Las Palmas Heights Subdivision, recorded in Volume 40, Page 169, Map Records of Hidalgo County, Texas.
5. Blanket Easement and Agreement in favor of Central Power and Light Company, dated April 28, 1959, recorded in Volume 948, Page 152, Deed Records, Hidalgo County, Texas, to furnish, maintain and operate underground electric cables and other facilities as may appear upon the map attached thereto.
6. Blanket Easement and Agreement in favor of Central Power and Light Company, filed April 21, 2001, under Document Number 963611, Official Records, Hidalgo County, Texas, to furnish, maintain and operate underground electric cables and other facilities as may appear upon the map attached thereto.
7. Terms, stipulations and conditions contained in Oil, Gas and Mineral Lease dated December 8, 1933, recorded in Volume 1937, Page 986, Official Records of Hidalgo County, Texas.
8. Terms, stipulations and conditions contained in Memorandum of Oil and Gas Lease in favor of Smith Production, Inc., dated November 30, 2003, filed March 19, 2004 under Document Number 1311656, dated December 18, 2006, filed January 17, 2007 under Document Number 1710856 and dated December 18, 2006, filed January 24, 2007 under Document Number 1713561, Official Records of Hidalgo County, Texas.

- 9. Mineral and/or royalty reservation contained in deed dated January 17, 1968, recorded in Volume 1195, Page 121, Deed Records of Hidalgo County, Texas.
- 10. Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.
- 11. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.
- 12. Standby fees, taxes and assessments by any taxing authority for the year 2011, and subsequent years, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

RIO BANK, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor' lien against the superior title to the Property are retained for the benefit of RIO BANK and are transferred to RIO BANK without recourse against Grantor.

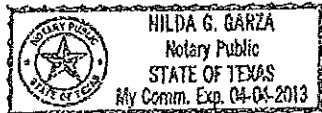
When the context requires, singular nouns and pronouns include the plural.

Yadira Salazar Ham
 YADIRA SALAZAR HAM
Alfredo Ham
 ALFREDO HAM

STATE OF TEXAS

COUNTY OF HIDALGO

This instrument was acknowledged before me on August 10th, 2011 by YADIRA SALAZAR HAM.

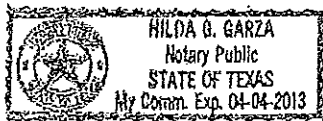


Hilda G. Garza
 NOTARY PUBLIC - STATE OF TEXAS

STATE OF TEXAS

COUNTY OF HIDALGO

This instrument was acknowledged before me on August 10th, 2011 by ALFREDO HAM.



Hilda G. Garza
 NOTARY PUBLIC - STATE OF TEXAS

AFTER RECORDING RETURN TO :
 JUAN JOSE PENA, JR.
 P.O. Box 964
 Mission, Texas 78573

PREPARED IN THE LAW OFFICE OF:
 L.G. 'JERRY' CANALES
 217 W. Cano
 Edinburg, Texas 78539
 File No.: 124802

Chapter 232 Texas LGC Application

APPLICATION NO:

3-12304

Mar. 26, 2012

COUNTY OF HIDALGO
PLANNING DEPARTMENT

PO DRAWER B EDINBURG TX 78539
TEL 318-2840 FAX 318-2844

L3358-00-000-0009-00

[1] OWNER: PENA, JUAN JOSE JR
1039 LEE ST

[7] LEGAL DESC./NAME OF SUBDIVISION
LAS PALMAS HEIGHTS LOT 9
C-25

MISSION, TX 78574

Telephone No. 458-9123

LOCATION: 413 BENTSEN PALM DR & 2 ML

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTA

[3] WATER SYSTEM: AGUA

[9] CONSTRUCTION TYPE: BRIC

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

[10] EST. COST OF CONST.: \$2,300

[5] SIZE OF STRUCTURE: 70,000 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 25' SOUTHSIDE 25' NORTHSIDE 15' REAR 25'
18 INCHES ABOVE TOP OF CURB.

FOR COUNTY USE ONLY
APPLICATION FEES

Sandra Cantu 3/26/12
Prepared by Date

OTHER _____
TOTAL AMOUNT \$30.00

H. Garza 3/26/12
Approved by Date

Light [X] Water [X]
Flood Zone: NO 0400C Pct: 3
Panel No. /Suffix: _____
Community No.: 480334
Certification of Elevation
Required: YES NO BFE

Noe Rios Rdz 3-26-12
Signature of Owner or Applicant Date

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

[NOTICE]

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

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