



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: 1-9194

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: Lionel Martinez

Address: 1137 Hackberry Box 9204
Alamo TX
78516

Phone: 778-2056

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

Water Supplier: NAWSC

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

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

regarding the land described as:

Huisache Acres #7 lot #23

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 3-13-07);

(verified by Gilbert Pecora);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



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Precinct 12 3 4

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

Application No: 19194

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: MARTINEZ FAMILY TRUST
Address: 1137 HACKBERRY BOX 9204
ALAMO TX 78516
Phone: 778-2056

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

Huisache Acres #7 lot #23

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)

7-17-12
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:

7/17/12
Date

[Signature]
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:

1-9194

Jul. 17, 2012

COUNTY OF HIDALGO

PLANNING DEPARTMENT

1902 JOE STEPHENS
TEL 968-4724

WESLACO TX 78596
FAX 447-8612

H5210-07-000-0023-00

[1] OWNER: MARTINEZ, LIONEL
MARTINEZ FAMILY TRUST
1137 HACKBERRY
ALAMO, TX 78516
Telephone No. 778-2056

[7] LEGAL DESC./NAME OF SUBDIVISION
HUISACHE ACRES #7 LOT 23

LOCATION: 0 VALVERDE AND SIOUX

[2] CONTRACTOR: SELF

[8] SEWAGE: EXIST

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: WOOD

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

[10] EST. COST OF CONST.: \$1,000


[5] SIZE OF STRUCTURE: 600 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: RES. ZONE C

Special Conditions: No construction allowed over any easements.
MUST COMPLY W/ALL COUNTY SETBACKS & REG.
FRONT 25' REAR 20' SIDES 15' FINISH FLOOR ELEV.
18" ABOVE TOP OF CURB

FOR COUNTY USE ONLY APPLICATION FEES


Prepared by

7/17/12
Date

OTHER _____
TOTAL AMOUNT \$30.00

Light Water


Approved by

7/13/12
Date

Flood Zone: MI
Panel No. /Suffix: 0425C Pct: 1

Community No.: 480334

Certification of Elevation
Required: YES NO BFE


Signature of Owner or Applicant

7-17-12
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.

ASSUMPTION WARRANTY DEED

 COPY

Date: April 5, 2012

Grantor: Ricardo Gonzalez De Lao and Nicolasa Dominguez
Grantor's Mailing Address (including county):

200 Santander Drive
Laredo, Texas 78046
Webb County, Texas

Grantee: Lionel Martinez, Trustee of The Martinez Family Trust
Grantee's Mailing Address (including county):

1137 Hackberry, Box 9204
Alamo, Texas 78516
Hidalgo County, Texas

Consideration: A cash consideration paid to Grantor by Grantee and Grantee's assumption of and agreement to pay, according to the note's terms, the unpaid principal and earned interest on the note in the original principal sum of Twenty Thousand Dollars and No Cents (\$20,000.00) dated May 18, 2007, executed by Ricardo Gonzalez De Lao and Nicolasa Dominguez and payable to the order of RHTJ Properties, Ltd. The note is secured by a an express vendor's lien and additionally secured by a Deed of Trust dated May 18, 2007, and filed for record in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's File Number 1780239. As further consideration, Grantee promises to keep and perform all the covenants and obligations of the Grantor named in that deed of trust and Grantee agrees to indemnify and hold Grantor harmless from payment of the note and from performance of Grantor's obligations specified in the instruments securing payment of the note. Grantor assigns to Grantee any funds on deposit for payment of taxes and insurance premiums.

Property (including any improvements):

Lot 23, Huisache Acres No. 7 Subdivision, Hidalgo County, Texas, as shown by the map or plat thereof recorded in Volume 52, Pages 175-177, 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, rights-of-way, and prescriptive rights, whether of record or not:

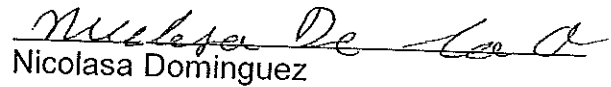
To Grantor, a reservation of the vendor's lien and superior title to the property and its improvements until the note assumed by Grantee has been fully paid according to its terms, at which time this deed will become absolute. Except as provided in any deed of trust to secure assumption, Holder's release of the assumed liens will release this vendor's lien without the joinder of Grantor.

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.

Grantor has elected not to require Grantee to execute a Deed of Trust to Secure Assumption and is aware of the risks of not doing so.

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

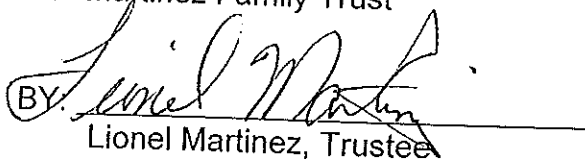

Ricardo Gonzalez De Lao


Nicolasa Dominguez

ACCEPTED:

The undersigned is executing this Assumption Warranty Deed to acknowledge acceptance of this conveyance and assumption of the obligations under the above-described Note and Deed of Trust.

The Martinez Family Trust

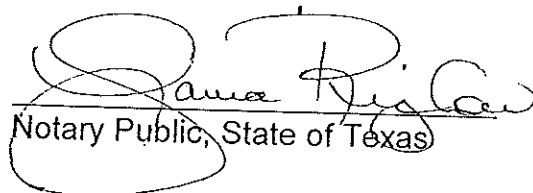
BY: 
Lionel Martinez, Trustee

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 5th day of April, 2012, by Ricardo Gonzalez De Lao.

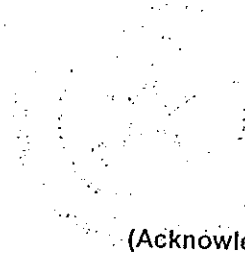



Notary Public, State of Texas

State of Texas
County of Hidalgo

(Acknowledgment)

This instrument was acknowledged before me on the 5th day of April, 2012, by Nicolasa Dominguez.



[Handwritten Signature]
Notary Public, State of Texas

State of Texas
County of Hidalgo

(Acknowledgment)

This instrument was acknowledged before me on the 5th day of April, 2012, by Lionel Martinez, Trustee of The Martinez Family Trust, on behalf of the said The Martinez Family Trust.



[Handwritten Signature]
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

RHTJ Properties, Ltd.
P.O. Box 1221
Weslaco, Texas 78599

PREPARED BY:

Law Office of David A. Ewers, P.C.
LR
323 Nolana
McAllen, Texas 78504

DeLao-Martinez Family Trust-AWD
DeLao-Martinez Family Trust-AWD.wpd

Software by
ReMerge-It, LLC
(956)630-9401
Sales@Remerge-It.com