



PLANNING DEPARTMENT

County of Hidalgo

Rev. 02-19-10

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: 1-1860

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: Jesus & Miriam Torres

Address: 2719 Milc10 N. Rd.
Donna, TX
78531

Phone: (956) 784-9093 / 400-1592

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

Water Supplier: North Alamo Water Supply

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

Account/ESI No.: VIA
 Temporary Pole Permanent Service

regarding the land described as:

Texas Valley Est. #16 lot #5

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 11-10-97);

(verified by Gilbert Pecina);

(verified by _____);

(verified by _____);

(verified by _____);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



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

Application No: 1-1860

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: Jesus Torres

Address: 2719 Mile 10 N Rd.

Donna, TX 78537

Phone: (956) 460-7592

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

Texas Valley Est # 6 lot # 5

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Jesus Torres
Requesting Party (Signature)

8/29/12
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:

8/29/12
Date

[Signature]
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:

1-1860

Nov. 10, 2004

COUNTY OF HIDALGO
PLANNING DEPARTMENT

1902 JOE STEPHENS WESLACO TX 78596
TEL 968-4724 FAX 447-8612

T2662-06-000-0005-00

[1] OWNER: TORRES, JESUS & MIRIAM

PO BOX 1868
WESLACO, TX 78599-1868

Telephone No. 464-5694

[7] LEGAL DESC./NAME OF SUBDIVISION
TEXAS VALLEY ESTATES #6 LOT 5

LOCATION: 0 MI 10 BTWN 493 & VIC

[2] CONTRACTOR: SELF

[8] SEWAGE: EXIST

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: BLOC

[4] PURPOSE OF APPLICATION: NEW RESIDENCE

C-51 NEW RESIDENTIAL

[10] EST. COST OF CONST.: \$15,000

[5] SIZE OF STRUCTURE: 3,000 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: RES. NEW HOME

Special Conditions: No construction allowed over any easements.

FT. 25' REAR 20' SIDE 6' NO LIGHT OR WATER THIS
WILL BE A RECONNECTION. SETBACKS ARE TO BE
IN COMPLIANCE

**FOR COUNTY USE ONLY
APPLICATION FEES**

OTHER _____
TOTAL AMOUNT \$0.00

Light [] Water []

Flood Zone: NO
Panel No. /Suffix: _____ Pct: 1

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.

CORRECTION WARRANTY DEED WITH VENDOR'S LIEN

Conforms to State Bar of Texas Form

Date: January 22, 2001

Grantor: **GANDY-HAGER PROPERTIES, a Texas General Partnership**Grantor's Mailing Address (including county): **P.O. Box 506
Donna, Texas 78537
Hidalgo County, Texas**Grantee: **JESUS TORRES and wife, MIRIAM TORRES**Grantee's Mailing Address (including county): **P.O. Box 1868
Weslaco, Texas 78599-1868
Hidalgo County, Texas**

Consideration: Ten Dollars and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of a note of even date that is in the principal amount of Fourteen Thousand Six Hundred and 00/100 Dollars (\$14,600.00) and is executed by Grantee, payable to the order of GANDY-HAGER PROPERTIES. The note is secured by a vendor's lien retained in favor of GANDY-HAGER PROPERTIES in this deed and by a deed of trust of even date from Grantee to REBECCA GAY JONES, Trustee.

Property (including any improvements):

Lot 5, TEXAS VALLEY ESTATES, Unit No. 6, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 33, Page 1, Map Records, Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from and Exceptions to Conveyance and Warranty:

- 1. An undivided 1/16th interest in all oil, gas and other minerals on, in, under or that may be produced from the subject property set forth in instrument dated July 26, 1924, recorded in Volume 175, Page 339, Deed Records, Hidalgo County, Texas.**
- 2. Easement for right of way granted to Carthage Hydrocol, Inc., as set forth in instrument recorded in Volume 66, Page 100, Deed Records, Hidalgo County, Texas.**

3. Easement for right of way granted to La Gloria Corporation, as set forth in instrument recorded in Volume 773, Page 113, Deed Records, Hidalgo County, Texas.
4. Easement for right of way granted to Hidalgo County, as set forth in instrument recorded in Volume 1206, Page 498, Deed Records, Hidalgo County, Texas.
5. Easement for right of way granted to Carthage Hydrocol, Inc. as set forth in instrument recorded in Volume 658, Page 399, Deed Records, Hidalgo County, Texas.
6. Subject to any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway and the rights of the public thereto.
7. Easements, rules, regulations and rights in favor of Donna Irrigation District Hidalgo County No. 1.
8. Easements and reservations as may appear upon the recorded map and dedication of said subdivision.
9. Easements, or claims of easements, which are not recorded in the public records.

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.


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.

GANDY-HAGER PROPERTIES, 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 described. The vendor's lien and the superior title to the property are retained for the benefit of GANDY-HAGER PROPERTIES and are transferred to GANDY-HAGER PROPERTIES without recourse on Grantor.

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

This Correction Warranty Deed With Vendor's Lien is made in place of and to correct a Warranty Deed from GANDY-HAGER PROPERTIES as Grantor to JESUS TORRES and wife, MIRIAM TORRES dated January 22, 2001, and recorded in Document No. 942174 of the Official Records of Hidalgo County, Texas. The Warranty Deed should have been a Warranty Deed With Vendor's Lien. This correction deed is made by Grantor and accepted by Grantee to correct that mistake, is effective January 22, 2001, and in all other respects confirms the former deed.


GANDY-HAGER PROPERTIES, a Texas General Partnership

BY: 
DARRELL JOE GANDY
Managing Agent

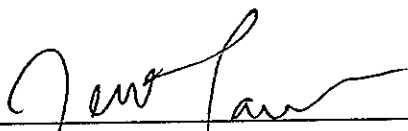
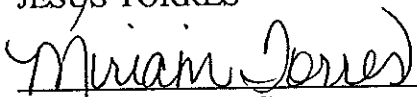
(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 13th day of April, 2001, by DARRELL JOE GANDY, Managing Agent of GANDY-HAGER PROPERTIES, a Texas General Partnership, on behalf of GANDY-HAGER PROPERTIES, a Texas General Partnership.


Notary Public, State of Texas

This Correction Warranty Deed With Vendor's Lien APPROVED and ACCEPTED this the 13th day April, 2001.

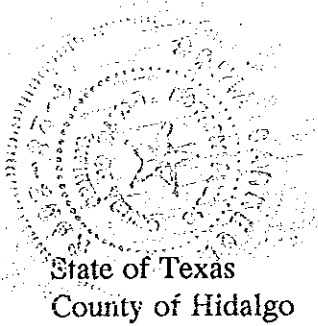

JESUS TORRES

MIRIAM TORRES

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 13th day of April, 2001, by
JESUS TORRES.

Sonia Carrion
Notary Public, State of Texas



(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 13th day of April, 2001, by
MIRIAM TORRES.

Sonia Carrion
Notary Public, State of Texas



AFTER RECORDING RETURN TO:

Anita G. Lozano
Jones, Galligan, Key & Lozano, L.L.P.
P. O. Drawer 1247
Weslaco, Texas 78599-1247

PREPARED BY:

Anita G. Lozano
Jones, Galligan, Key & Lozano, L.L.P.
P. O. Drawer 1247
Weslaco, Texas 78599-1247

File/GF Number: 17158

Document Number: 1022955
Total Fees: 20.00
Receipt Number: 381432
By: Marylou Cantu, Deputy
As a Recording
on: Nov 06, 2001 at 03:21P
Filed for Record in:
Hidalgo County
by J. D. Salinas, III
County Clerk