

PLANNING DEPT. PCT 3 CERTIFICATE OF PLAT & UTILITY STATUS		
APPLICANT		APPLICATION NO.
1.	Horacio Gomez	3-13236
2.	Natalia Vega	3-13209
COMM. COURT: January 29, 2013		



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

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

Precinct 1 2 3 4

Application No: 3-13236

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: Horacio Gomez

Address: 4307 Sony
Huen, Mission TX
78574

Phone: 956-983-9221

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 1</u>	<u>1/18/13</u>

Water Supplier: Agua Jva

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

Account/ESI No. NA-10032789486910396
[x] Temporary Pole [] Permanent Service

regarding the land described as:

Sunny HAVEN EST LOT-41

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; (Date approved 1/14/13);

YES A plat has been reviewed and approved by the Commissioners Court; (verified by Rodolfo Pa);

YES water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by Rodolfo Pa);

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; (verified by Rodolfo Pa);

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; (verified by Rodolfo Pa);

YES electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by Rodolfo Pa);

Sandra Carter 1/21/13
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST: _____
Hidalgo County Clerk

Date



PLANNING DEPARTMENT
County of Hidalgo

Rev. 02-19-10

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

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. Moorfield Rd.
Mission, TX 78572
956-205-7045
956-205-7049

Precinct 1 2(3)4

Application No: 3-13236

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: Horacio Gomez

Address: 9307 Sunny Haven

Mission TX 78574

Phone: 956-983-92-21

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

SUNNY HAVEN EST LOT-41

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Horacio Gomez
Requesting Party (Signature)

1-18-13
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:

1/22/13
Date

[Signature]
County Official

Warranty Deed with Vendor's Lien

COPY

Date: October 12, 2012

Grantor: PAIK HEE NAM, a feme sole

Grantor's Mailing Address: 4305 Sunny Haven St., Mission, Hidalgo County, TX 78572

Grantee: HORACIO GOMEZ

Grantee's Mailing Address: 3207 Diamond Ave., Mission, TX 78574

Consideration:

Cash and a note of even date executed by Grantee and payable to the order of Grantor in the principal amount of NINETEEN THOUSAND TWO HUNDRED FIFTY AND NO/100 DOLLARS (\$19,250.00). 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 WAYNE PICKERING, trustee.

Property (including any improvements):

Lot 41, SUNNY HAVEN ESTATES, Hidalgo County, Texas, according to map thereof recorded in Volume 23, Page 55, Map Records of Hidalgo County, Texas.

Exceptions to Conveyance and Warranty:

Restrictions recorded in Volume 1960, Page 335 and amended in Volume 2447, Page, both in Official Records of Hidalgo County, Texas but omitting any covenant condition or restriction, if any, based on race, color, religion, sex handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Standby fees, taxes and assessments by any taxing authority for the year 2012 and subsequent years and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13 Texas Tax Code or because of improvements not assessed for a previous tax year.

Easements, rights, rules, and regulations in favor of Hidalgo County Irrigation District No. 6.

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

Oil and gas lease dated November 21, 1981 from CNG Producing Company to Tom L. Hail, et al

Recorded in Volume 410, Page 467, Oil and Gas Lease Records of Hidalgo County, Texas and amendment dated November 1, 1983 recorded in Volume 1922, Page 840, Official Records of Hidalgo County, Texas, title to said lease not checked subsequent to date of aforesaid instrument.

All oil, gas, and other minerals reserved in deed recorded in Volume 852, Page 557, and Volume 1379, Page 440, Official Records of Hidalgo County, Texas, title to said instrument not checked subsequent to date of aforesaid instrument.

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.

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

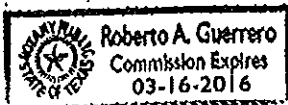


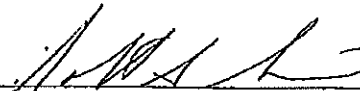
PAIK HEE NAM

STATE OF TEXAS)

COUNTY OF HIDALGO)

This instrument was acknowledged before me on October 12
2012, by PAIK HEE NAM.





Notary Public, State of Texas
My commission expires:

Chapter 232 Texas LGC Application

APPLICATION NO:
3-13236
Jan. 18, 2013

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

S7160-00-000-0041-00

[1] OWNER: HORACIO GOMEZ
3207 DAMIAN AVE

[7] LEGAL DESC./NAME OF SUBDIVISION
SUNNY HAVEN ESTATES LOT 41

MISSION TX 78572-8811

Telephone No. 483-9221

LOCATION: 0 BENTSON & OLD-83

[2] CONTRACTOR: SELF

[8] SEWAGE: EXIST

[3] WATER SYSTEM: AGUA

[9] CONSTRUCTION TYPE: WOOD

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

[10] EST. COST OF CONST.: \$22,000

[5] SIZE OF STRUCTURE: 1,176 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: RESIDENTIAL

Special Conditions: No construction allowed over any easements.
MUST COMPLY WITH ALL COUNTY, STATE, CITY, FEMA
REGULATIONS FRONT-25' REAR-15' SIDES-6'

FOR COUNTY USE ONLY
APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$30.00

Light [X] Water [X]

Flood Zone: MI
Panel No. /Suffix: 48033K Pct: 0

Community No.: 0400-C

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.

Rocky P. S. 1-18-13
Prepared by Date

Roy Cantu 11-2-12
Approved by Date

Horacio Gomez 01/18/13
Signature of Owner or Applicant Date

[NOTICE]

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

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



PLANNING DEPARTMENT

Rev. 02-19-10

County of Hidalgo

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

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

Precinct 1 2 3 4

Application No: 3-13209

11/9/13

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: Natalia Vega

Address: 11601 Mile 6 1/2 RD

International Village Ct

1604 800

Phone: (956) 874-7860

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 1</u>	<u>11/15/13</u>

Water Supplier: Sharyland

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

Account/ESI No.: 06085 270401-001

Temporary Pole Permanent Service

regarding the land described as:

International Village Lot 11

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 6/26/95);

(verified by Roy Carter);

(verified by Roy Carter);

(verified by Roy Carter);

(verified by Roy Carter);

[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
956-973-7850

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

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

Precinct 1 2 3 4

Application No: 3-13209

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: Natalia Vega

Address: 11601 Mile 6 1/2 RD.

International Village Cut 2
1604500

Phone: 956 874-7860

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

International Village Lot 11

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Natalia Vega
Requesting Party (Signature)

1/16/12
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:

1/16/13
Date

[Signature]
County Official

RECEIVER'S DEED

WHEREAS, the United States District Court for the Southern District of Texas, in a civil action titled United States of America v. Carlos Mendoza, et al, Civil No. M-10-194, having on October 12, 2010, issued a final judgment and ordered the property sold for the foreclosure of the United States' federal tax liens, which have attached to the real property with the legal description as follows:

Lot(s) 11, International Village Subdivision, Hidalgo County, Texas, as shown by the map or plat thereof recorded in Volume 31, Page 110, Map Records, Hidalgo County, Texas, reference to which is here made for all purposes.

WHEREAS, the Court having on August 2, 2011 appointed W.D. Moschel as Receiver, to take custody of the real property, and

WHEREAS, the Court having by Order dated November 16, 2012 approved the sale of the real property to Natalia Vega in exchange for the sum of \$25,000.00, and the Court having authorized and directed W.D. Moschel, to convey the real property to Natalia Vega by this deed; and

NOW KNOW YE, THAT RECEIVER W.D. Moschel, pursuant to the authority and direction given to him, does hereby bargain, sell, transfer and convey to Natalia Vega, all of the right, title, claims, and interest in the above-described real property to have and to hold, with appurtenances thereto, by Natalia Vega, and her heirs and assigns, forever, for their own use and disposition.

Said premises are conveyed to Natalia Vega, free and clear of any of the rights, titles, claims or interests of the United States of America, Carlos Mendoza, Perla Mendoza, Sylvia Benitez, Antonio Benitez, Jr., Texas Tax Loans (dba Rio Tax Loans), and Receiver Bill Moschel, subject to any sums which may be due for municipal property, water or sewer taxes, or any special use charges or assessments, and subject to all laws, ordinances and governmental regulations affecting said premises, and any easements and restrictions appearing of record, if any.

I have hereunto set my hand and seal, this 14 day of DECEMBER,
2012

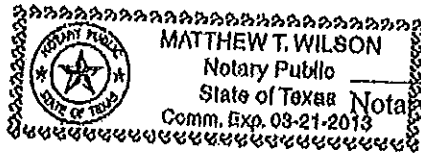


W.D. Moschel
(Receiver)

STATE OF TEXAS,
COUNTY OF WIDALGO

On this date DECEMBER 14, 2012, W.D. Moschel personally appeared before me and acknowledged this deed instrument.

14 day of DECEMBER, 2012



MATTHEW T. WILSON
Notary Public
State of Texas Notary Public
Comm. Exp. 03-21-2013

Matthew T. Wilson

Return to:

Document prepared by Curtis C. Smith, Trial Attorney, Tax Division, U.S. Department of Justice, 717 N. Harwood, Suite 400, Dallas Texas, 75201, Telephone :(214) 880-9734.

Chapter 232 Texas LGC Application

APPLICATION NO: 3-13209 Jan. 9, 2013

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

16048-00-000-0011-00

[1] OWNER: VEGA, NATALIA 6 1/2 & LOS EBANOS RD MISSION TX 78574-9632 Telephone No. 874-7860

[7] LEGAL DESC./NAME OF SUBDIVISION INTERNATIONAL VILLAGE LOT 11 ZONE X-30

LOCATION: 0 6 1/2 & LOS EBANOS

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTA

[3] WATER SYSTEM: SHAR

[9] CONSTRUCTION TYPE: WOOD

[4] PURPOSE OF APPLICATION: NEW RESIDENCE 30-RESIDENTIAL/ ADD. & RENOVATIONS

[10] EST. COST OF CONST.: \$5,000

[5] SIZE OF STRUCTURE: 476 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES NO

[6] USE OF BUILDING: SMALL TEMP HOUSE

Special Conditions: No construction allowed over any easements. F50 R 35 NORTH 25 WEST 15

FOR COUNTY USE ONLY APPLICATION FEES

Prepared by [Signature] Date 1/9/12

OTHER TOTAL AMOUNT \$30.00

Approved by [Signature] Date 1/9/12

Light [X] Water [X]

Flood Zone: NO Panel No./Suffix: Pet: 3

Community No.:

Certification of Elevation Required: YES NO BFE

Signature of Owner or Applicant [Signature] 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 PERFORMANCE OF CONSTRUCTION.