

PLANNING DEPT. PCT 3 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	ANALI ALVAREZ	3-13241
2.		
3.		
4.		
5.		
6.		
7.		
	COMM. COURT: FEBRUARY 12, 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.
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: 3-13241

1/23/13

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: Analy Alvarez

Address: 003 EL Lucero
Sulphur Tx.
78595

Phone: 956 485 2193

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 1</u>	<u>1/31/13</u>

Water Supplier: Agua 500

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

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

regarding the land described as:

003 EL Lucero Ph2 Lot. 103

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 8/6/08);

(verified by Sandra Cantu);

(verified by Sandra Cantu);

(verified by Sandra Cantu);

(verified by Sandra Cantu);

Sandra Cantu 1/30/13
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: 3-13241

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: Analy Alvarez

Address: 903 EL LUCERO
SULLIVAN TX. 78595

Phone: 956 485 2183

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

EL LUCERO ph2 Lot. 103

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

X Analy Alvarez
Requesting Party (Signature)

X 2/23/01/13
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:

1/30/13
Date

Sandica Carter
County Official

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.

**WARRANTY DEED
WITH VENDOR'S LIEN**

DATE: December 01, 2012

GRANTOR: El Lucero Investments, LLC, a Texas Limited Liability Company

GRANTOR'S MAILING ADDRESS: 222 S. Pecan St., Rio Grande City, Texas 78582

GRANTEE: Anali Alvarez.

GRANTEE'S MAILING ADDRESS: 903 El Lucero St, Sullivan City, Texas 78595

CONSIDERATION: TEN AND NO/100 DOLLARS and other good and valuable consideration and the further consideration of a note of even date, that is in the principal amount of \$24,000.00 and is executed by Grantee, 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 date, from Grantee to Julia E. Moreno, Trustee.

PROPERTY: Lot 103, El Lucero Subdivision Phase II, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 55, Pages 132-134, Map Records, Hidalgo County, Texas.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:
Deed of Trust dated February 15, 2008 filed for record in the Office of the County Clerk of Hidalgo County, Texas on February 26, 2008 as Document No. 1860114.

Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded instruments, other than conveyances of the surface estate, that affect the property; taxes for the current year, the payment of which Grantee assumes.

Grantor, for the consideration and subject to the reservations from the 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.

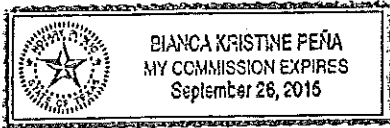
No title examination was requested in connection with the preparation of this document nor was any made. The preparer expresses no opinion on title to this property.

El Lucero Investments, LLC, a Texas Limited Liability Company

By: Julia E. Moreno
Julia E. Moreno, President

ACKNOWLEDGMENT

This instrument was acknowledged before me on this the December 1st, 2012 by Julia E. Moreno, President of El Lucero Investments, LLC, a Texas Limited Liability Company.



Bianca Peña
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Anali Alvarez.
903 El Lucero St.
Sullivan City, Texas 78595

Chapter 232 Texas LGC Application

APPLICATION NO:

3-13241

Jan. 23, 2013

COUNTY OF HIDALGO
PLANNING DEPARTMENT

PO DRAWER B
TEL 318-2840

EDINBURG TX 78539
FAX 318-2844

E4395-02-000-0103-00

[1] OWNER: ALVAREZ, ANALI
903 EL LUCERO ST.
SULLIVAN, TX. 78595
Telephone No. 209-4613

[7] LEGAL DESC./NAME OF SUBDIVISION
EL LUCERO SUB. OH 2 LOT 103
C-44

LOCATION: 0 EL PINTO RD AND EXWAY 83

[2] CONTRACTOR: SELF

[8] SEWAGE: EXIST

[3] WATER SYSTEM: AGUA

[9] CONSTRUCTION TYPE: WOOD

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

[10] EST. COST OF CONST.: \$750

[5] SIZE OF STRUCTURE: 272 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: RESIDENTIAL-MOBILE HOME

Special Conditions: No construction allowed over any easements.
MUST COMPLY WITH ALL COUNTY, STATE, CITY, FEMA
REGULATIONS FRONT-25' REAR-35' EAST SIDE-10'
WEST SIDE-6'

FOR COUNTY USE ONLY
APPLICATION FEES

Rochelb Rin
Prepared by

1-23-13
Date

OTHER _____

TOTAL AMOUNT \$30.00

Light [X]

Water [X]

Roy Cantu
Approved by

12-14-13
Date

Flood Zone: NO 480334 Pct: 3
Panel No. /Suffix: _____

Community No.: 0275-B

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.

x Anali Alvarez
Signature of Owner or Applicant

x 23/01/13
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.