

PLANNING DEPT. PCT 3 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	MICAELA GONZALEZ	3-13184
2.	CLAUDIA COLEGIO	3-11940
3.		
4.		
5.		
6.		
7.		
	COMM. COURT: FEBRUARY 26, 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: 3-13184
1/2/13

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: Micaela Gonzalez

Address: 809 LA Estrella
Div. Ave. Mission
TX. 78572

Phone: (956) (519) 0970
(469) 531-7560

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	<u>[Signature]</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 1</u>	<u>3534</u>
		<u>2/1/13</u>

Water Supplier: Agua S.U.D.

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

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

regarding the land described as:

LA Estrella S/D 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 5/5/98);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

[Signature] 1/2/13
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST: _____
Hidalgo County Clerk

Date



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Precinct 1 2 3 4

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

Application No: 3-13184

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: MICAELA GONZALEZ

Address: 809 LA Estrella Ave
MISSION TX. 78572

Phone: (956) 519-0970 (469) 531-7560

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

LA Estrella S/D 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

Micaela Gonzalez 2/11/13
Requesting Party (Signature) 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:

12/13
Date

[Signature]
County Official

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

683045

Date: May 1, 1998

Grantor: Zar-Mat Properties, a Texas Partnership

Grantor's Mailing Address (including county):

414 E. Dove
McAllen, Texas 78504
Hidalgo County, Texas

Grantee: MICAELA GONZALEZ
First Grantee's Social Security Number: 541-56-5037
Grantee's Phone Number: (956) 519-0970
Grantee's Mailing Address (including county):

RT 7 BOX 518
Mission, Texas 78572
Hidalgo County, Texas

Consideration: Ten Dollars and other valuable consideration paid by Grantee to Grantor, the receipt of which is hereby acknowledged, and the further consideration of a note of even date that is in the principal amount of Nine Thousand Eight Hundred and 00/100 Dollars (\$9,800.00), and is executed by Grantee, payable to the order of Grantor (the "Purchase Note"). The Purchase Note is secured by a vendor's lien retained in this deed and by a deed of trust of even date to Robert Geissler, Trustee.

Property (including any improvements):

Lot(s) 9, La Estrella Subdivision, Hidalgo County, Texas, according to the map or plat recorded in Volume 33, Page 54, Map Records, Hidalgo County, Texas, reference to which is here made for all purposes.

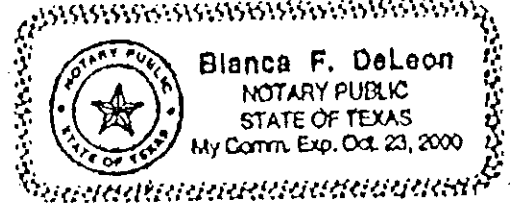
Reservations from and Exceptions to Conveyance and Warranty:

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;
4. All recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property;
5. Rights of adjoining owners in any walls and fences situated on a common boundary;
6. Any discrepancies, conflicts, or shortages an area or boundary lines;
7. Any encroachments or overlapping of improvements;
8. All rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of any Water Improvement District, Irrigation District, or other applicable governmental district, agency, or authority;
9. Taxes for the current year and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership;
10. The prior reservation or conveyance of all oil, gas, and other minerals previously reserved or conveyed by any parties having the right to do so;

County of Hidalgo

This instrument was acknowledged before me on the 20 day of March, 1998, by nm Partnership of Zar-Mat Properties, a Texas Partnership, on behalf of said Texas Partnership

Blanca F. DeLeon
Notary Public, State of Texas



AFTER RECORDING RETURN TO: SALESPERSON:

Zar-Mat Properties, a Texas Partnership
414 E. Dove
McAllen, Texas 78504

Filed for Record in:
Hidalgo County, Texas
by Jose Eloy Pulido
County Clerk

On: Jun 04, 1998 at 03:27P

As a
Recording

Document Number: 683045
Total Fees : 13.00

Receipt Number - 154576

By,
Felix Rodriguez

Chapter 232 Texas LGC Application

APPLICATION NO:

3-13184

Jan. 2, 2013

COUNTY OF HIDALGO
PLANNING DEPARTMENT

PO DRAWER B
TEL 318-2840

EDINBURG TX 78539
FAX 318-2844

L0870-00-000-0009-00

[1] OWNER: GONZALEZ, MICAELA
809 LA ESTRELLA AVE

[7] LEGAL DESC./NAME OF SUBDIVISION
LA ESTRELLA LOT 9
C-29

MISSION TX 78572

Telephone No. 519-0970

LOCATION: 0 OLD 83 & ABRAM RD

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTA

[3] WATER SYSTEM: AGUA

[9] CONSTRUCTION TYPE: WOOD

[4] PURPOSE OF APPLICATION: MOVED BUILDING
29-RESIDENTIAL MOVE-IN/RELO.BUILD.

[10] EST. COST OF CONST.: \$4,000

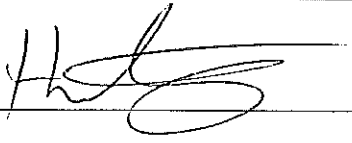
[5] SIZE OF STRUCTURE: 1,152 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: RES MOVEIN ZONE C

Special Conditions: No construction allowed over any easements.
MUST COMPLY W/ALL REGULATIONS AND SETBACKS.
FRONT 25' SIDES 10' REAR 30'
18 INCHES ABOVE TOP OF CURB.


FOR COUNTY USE ONLY
APPLICATION FEES

Prepared by 

Date 1/2/13

OTHER _____
TOTAL AMOUNT \$30.00

Light Water

Approved by 

Date 12/28/12

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

Community No.: _____

Certification of Elevation
Required: YES NO BFE

Signature of Owner or Applicant  Date 01-02-2013

- 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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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: 3-11940

11/9/11

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: Claudia Colegio

Address: 3907 Center St.

Mission TX (411 Tiffany Dr)
78574
Palmview, TX

Phone: 956-393-0838

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 / 1</u>	<u>2/11/13</u>

Water Supplier: Agua SUD

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

Account/ESI No.: 10032789408223485
 Temporary Pole Permanent Service

regarding the land described as:

Lot 11 Basham #18

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 4/7/87);

(verified by Sandra Conter);

(verified by Sandra Conter);

(verified by Sandra Conter);

(verified by Sandra Conter);

Sandra Conter 2/11/13
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 02-19-10

County of Hidalgo

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956-973-7850

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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: 3-11940
111911

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: Claudia Colegio
Address: 3907 Center St
MISSION TX 78574
Phone: 956-393-0838

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

Lot 11 Basham # 18

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Claudia Colegio 2-9-13
Requesting Party (Signature) 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:

2/11/13
Date

Sanabria Cantu
County Official

**CHARGE TO: VLTC
GF #123897 (JR)**

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: October 13, 2011

Grantor: JUAN MANUEL GARCIA and wife, MARIA I. GARCIA

Grantor's Mailing Address: P.O. Box 1761
Mission, Texas 78573
Hidalgo County

Grantee: CLAUDIA Y. COLEGIO, a single person

Grantee's Mailing Address: 3907 Center St.
Mission, Texas 78574
Hidalgo County

Consideration:

Two notes of even date executed by Grantee and referred to as the first-lien note and the second-lien note. The first-lien note is payable to the order of UNITED STATES OF AMERICA, ACTING THROUGH THE RURAL HOUSING SERVICE OR SUCCESSOR AGENCY, UNITED STATES DEPARTMENT OF AGRICULTURE in the principal amount of NINETY THOUSAND FOUR HUNDRED AND NO/100THS DOLLARS (\$90,400.00) of which TWENTY-FIVE THOUSAND AND NO/100THS DOLLARS (\$25,000.00) represents the purchase price of the property. The first-lien note is secured by the first and superior vendor's lien against, and superior title to, the Property retained in this deed in favor of UNITED STATES OF AMERICA, ACTING THROUGH THE RURAL HOUSING SERVICE OR SUCCESSOR AGENCY, UNITED STATES DEPARTMENT OF AGRICULTURE and is also secured by a first-lien deed of trust of even date from Grantee to FRANCISCO VALENTIN, JR., State Director, Trustee.

Property (including any improvements):

All of Lot 11, BASHAM SUBDIVISION NO. 18, an Addition to the City of Palmview, Hidalgo County, Texas, according to the map recorded in Volume 25, Page 32A, 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:

Restrictive Covenants dated November 30, 1994, filed March 15, 1995 under Document Number 441165; filed January 18, 2011 under Document Number 2011-2170695, Official Records and Volume 25, Page 32A, Map Records of Hidalgo County, Texas, but omitting any covenant or

UNITED STATES OF AMERICA, ACTING THROUGH THE RURAL HOUSING SERVICE OR SUCCESSOR AGENCY, UNITED STATES DEPARTMENT OF AGRICULTURE, at the instance and request of the grantees herein, having advanced and paid in cash to the grantors herein that portion of the purchase price of the herein described property as is evidenced by the hereinbefore described NINETY THOUSAND FOUR HUNDRED AND NO/100THS DOLLARS (\$90,400.00) note; the Vendor's Lien, together with the Superior Title to said property, is retained herein for the benefit of said UNITED STATES OF AMERICA, ACTING THROUGH THE RURAL HOUSING SERVICE OR SUCCESSOR AGENCY, UNITED STATES DEPARTMENT OF AGRICULTURE and the same is hereby TRANSFERRED AND ASSIGNED to said UNITED STATES OF AMERICA, ACTING THROUGH THE RURAL HOUSING SERVICE OR SUCCESSOR AGENCY, UNITED STATES DEPARTMENT OF AGRICULTURE, without recourse on grantor.

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

Juan Manuel Garcia
JUAN MANUEL GARCIA

Maria I. Garcia
MARIA I. GARCIA

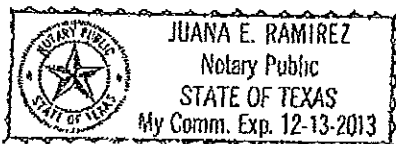
ACKNOWLEDGMENT

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on this the 13th day of October, 2011, by JUAN MANUEL GARCIA and MARIA I. GARCIA.

Juana E. Ramirez
Notary Public, State of Texas



PREPARED IN THE OFFICE OF:
Ciro Ochoa, Jr.
2121 E. Griffin Pkwy., Suite 16
Mission, Texas 78572
GF #123897/JR

AFTER RECORDING RETURN TO:
Claudia Y. Colegio
3907 Center St.
Mission, Texas 78574

Chapter 232 Texas LGC Application

APPLICATION NO: 3-11940 Dec. 9, 2011

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

B1900-18-000-0011-00

[1] OWNER: COLEGIO, CLAUDIA 309 CENTER ST. MISSION, TX. 78574 Telephone No. 393-0838

[7] LEGAL DESC./NAME OF SUBDIVISION BASHAM #18 LOT 11 C-25

LOCATION: 411 TIFFANY DR AND BENTSEN

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTA

[3] WATER SYSTEM: AGUA

[9] CONSTRUCTION TYPE: BRIC

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

[10] EST. COST OF CONST.: \$64,000

[5] SIZE OF STRUCTURE: 1,339 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES NO

[6] USE OF BUILDING: RES. NEW HOUSE ZONE-C

Special Conditions: No construction allowed over any easements. FRONT 25' BACK 15' SIDES 6' MUST COMPLY W/ALL COUNTY SETBACK AND REGULATION 18" TOP OF CURB

FOR COUNTY USE ONLY APPLICATION FEES

Prepared by [Signature] Date 12/9/11

OTHER TOTAL AMOUNT \$30.00 Light [X] Water [X]

Approved by [Signature] Date 12/8/11

Flood Zone: NO Panel No. /Suffix: 02C00C Pct: 3

Signature of Owner or Applicant [Signature] Date 12/9/11

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.