

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS	
APPLICANT	APPLICATION NO.
1. Jorge Marin	4-12357
2. Jose M. Elizondo	4-11573
3. Juan A. Alaniz C/O Andrew Carlos Ortiz	4-12355
COMM. COURT: May 7, 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

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

Precinct 1 2 3 4

Application No:

4-12357

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: Jongo A. Marin

Address: 304 S. 85 st
Edinburg TX 78542

Phone: 956 358 8091

	Approved by Environmental Health:	Temporary Service	Final Service
	Authorized Signature	Authorized Signature	Authorized Signature
Inspection/Permit No:		<u>Elect.</u>	<u>Sewer</u>
Date Approved:		<u>4/29/13</u>	<u>4/29/13</u>

Water Supplier: NAWS N/A

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

Account/ESI No.: 10032789496010162
[x] Temporary Pole [] Permanent Service

regarding the land described as:

frame house Colonia Tejana 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;
- 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;
- yes 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;
- no 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;
- no electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(Date approved 03/08/12);

(verified by Mania Cerda);

(verified by);

(verified by);

(verified by);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 02-19-10

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Precinct 1 2 3 4

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

Application No: _____

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: Jorge A Marin

Address: 304 S. 85 S.
Edinburg TX 78542

Phone: 956 388 8291

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

lot 41 sub col. Tejana

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Jorge A Marin
Requesting Party (Signature)

4-29-13
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) pmr

.....
This part to be filled out by receiving county official:

Location of land verified and completed request accepted by Hidalgo County for processing on:

05/01/13
Date

[Signature]
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:
4-12357
Apr. 29, 2013

COUNTY OF HIDALGO
PLANNING DEPARTMENT
1304 S. 25th Ave EDINBURG TX 78539
TEL 318-2840 FAX 318-2844

C7730-00-000-0041-00

[1] OWNER: MARIN, JORGE ANSELMO & MARIA
MAGDALENA
304 S. 85 ST.
EDINBURG, TX 78539-8669
Telephone No. 383-8291

[7] LEGAL DESC./NAME OF SUBDIVISION
COLONIA TEJANA LOT 41

LOCATION: 0 107 & VALVERDE

[2] CONTRACTOR: SELF

[8] SEWAGE: EXIST

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: WOOD

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

[10] EST. COST OF CONST.: \$16,000

[5] SIZE OF STRUCTURE: 1,080 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: RES.ZONE-X

Special Conditions: No construction allowed over any easements.
MUST COMPLY W/ALL REGULATIONS & SETBACKS
FRONT 25' SIDE'S 6' REAR 20' FINISH FLOOR OF ELEV.
18" FROM STREET.

FOR COUNTY USE ONLY
APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$30.00

Light [X] Water [X]

Flood Zone: NO 0325D.
Panel No. /Suffix: _____ Pct: 4

Community No.: 080334

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.

Jorge Anselmo Marin 4/29/13
Prepared by Date

Rudy Rio 4/22/13
Approved by Date

Jorge Anselmo Marin 4-29/13
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.

Charge to VLTC
GF: 124,553

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

Date: April 26, 2011

Grantor: JORGE LEAL, joined herein proforma by his wife, KAYLA LEAL

Grantor's Mailing Address (including county): 304 S. 85th St.
Edinburg, Hidalgo County, Texas 78539

Grantee: JORGE ANSELMO MARIN AND WIFE, MARIA MAGDALENA ANSELMO

Grantee's Mailing Address (including county): 312 S. 85th St.
Edinburg, Hidalgo County, Texas 78539

Consideration: Ten and NO/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged

Property (including any improvements):

All of Lot 41, COLONIA TEJANA, Hidalgo County, Texas, according to the map recorded in Volume 22, Page 114, 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: For Grantor and Grantor's heirs and assigns forever, a reservation of all oil, gas, and other minerals in and under and that may be produced from the Property. If the mineral estate is subject to existing production or an existing lease, this reservation includes the production, the lease, and all benefits from it.

For Grantor and Grantor's heirs, and assigns a reservation of the ownership of a mobile home located on the Property. Grantor shall have up to seven (7) months to remove the home from the Property.

Exceptions to Conveyance and Warranty: To the extent they validly exist:

1. Statutory easements, rules, regulations and rights in favor of Hidalgo County Irrigation District No. 1.
2. Roadways and utility easements as shown on the map of Colonia Tejana, recorded in Volume 22, Page 114, Map Records of Hidalgo County, Texas.
3. Right of way easement in favor of Southwestern Bell Telephone Company as shown by instrument recorded in Volume 673, page 400, Deed Records of Hidalgo County, Texas.
4. Water Service Agreement in favor of North Alamo Water Supply Corporation as shown by instrument dated October 22, 1985, recorded in Volume 2213, Page 441, Official Records of Hidalgo County, Texas.
5. Terms, stipulations and conditions contained in Oil, Gas and Mineral Lease dated May 16, 1951, recorded in Volume 116, Page 417, and dated January 19, 1955, recorded in Volume 166, page 116, both in the Oil and Gas Records of Hidalgo County, Texas.
6. Terms, stipulations and conditions contained in Oil, Gas and Mineral Lease executed by Randy Hanshaw to Ventex Oil & Gas, Inc., dated August 17, 2004, filed March 14, 2005 under Document Number 1446259, Official Records of Hidalgo County, Texas.
7. Mineral and/or royalty reservation contained in deed dated February 12, 1982, recorded in Volume 1769, Page 456, Deed Records of Hidalgo County, Texas.
8. Reservation of all Geothermal energy as contained in deed dated February 1, 1999, filed February 1, 1999 under Document Number 745055; filed November 19, 2002 under Document Number 1141869; filed February 20, 2003 under Document Number 1172906 and filed February 3, 2005 under Document Number 1431740, Official Records of Hidalgo County, Texas.
9. Terms, stipulations and conditions contained in instrument executed by Hidalgo County Irrigation District No. 1 dated April 11, 2000, filed April 12, 2000 under Document Number 863154, Official Records of Hidalgo County, Texas.
10. Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.

11. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.
12. Standby fees, taxes and assessments by any taxing authority for the year 2011, the payment of which Grantee assumes.
13. Rights of tenant pursuant to an oral lease agreement.

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.

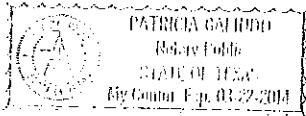
When the context requires, singular nouns and pronouns include the plural.

Jorge Leal
 JORGE LEAL
Kayla Leal
 KAYLA LEAL

STATE OF TEXAS

COUNTY OF HIDALGO

This instrument was acknowledged before me on April 27th, 2011 by JORGE LEAL.

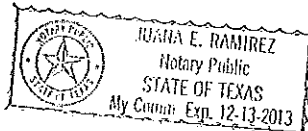


Patricia Galindo
 NOTARY PUBLIC - STATE OF TEXAS

STATE OF TEXAS

COUNTY OF HIDALGO

This instrument was acknowledged before me on April 26, 2011 by KAYLA LEAL.



Juana E. Ramirez
 NOTARY PUBLIC - STATE OF TEXAS

AFTER RECORDING RETURN TO :
 JORGE ANSELMO MARIN &
 MARIA MAGDALENA ANSELMO
 312 S. 85th St.
 Edinburg, Texas 78539

PREPARED IN THE LAW OFFICE OF:
 L.G. 'JERRY' CANALES
 217 W. Cano
 Edinburg, Texas 78539
 File No.: 124553



PLANNING DEPARTMENT

Rev. 02-19-10

County of Hidalgo

Main Office
1304 South 25th Street
Edinburg, Texas 78542
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956-318-2844

Precinct No.1 Substation
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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: 4-11573

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: Jose M Elizondo

Address: 15816 Hendrix Dr

Edinburg, Tx 78541

Phone: (956) 219-9607

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

Rincon de Encinos #5 lot #53

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)

04-16-13
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) PMT

.....
This part to be filled out by receiving county official:

Location of land verified and completed request accepted by Hidalgo County for processing on:

05/01/13
Date

[Signature]
County Official

Chapter 232 Texas LGC Application

APPLICATION NO: 4-11573 May. 23, 2012

COUNTY OF HIDALGO PLANNING DEPARTMENT 1304 S. 25th Ave EDINBURG TX 78539 TEL 318-2840 FAX 318-2844

R2845-05-000-0053-00

[1] OWNER: ELIZONDO, JOSE & LIZETTE T. 2404 BENITO A. RAMIREZ EDINBURG, TX 78539 Telephone No. 219-8989

[7] LEGAL DESC./NAME OF SUBDIVISION RINCON DE ENCINOS #5 LOT 53 8/18/05NW/F

LOCATION: 0 M CRISTO N 3RD

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTA

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: BLOC

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

[10] EST. COST OF CONST.: \$4,800

[5] SIZE OF STRUCTURE: 1,500 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES NO

[6] USE OF BUILDING: RES.ZONE.AE

Special Conditions: No construction allowed over any easements. MUST COMPLY W/ALL REGULATIONS AS PER COUNTY STATE CITY FEMA & SETBACK. FRONT 25' SIDE 7' REAR 40'. ELEVATION AS PER FEMA.

FOR COUNTY USE ONLY APPLICATION FEES

Prepared by [Signature] Date 05-23-12

Approved by Rodolfo Rios Date 05-21-12

Signature of Owner or Applicant Lizette T. Date 5-23-12

OTHER TOTAL AMOUNT \$30.00

Light [] Water []

Flood Zone: MI Panel No. /Suffix: 0325-D Pct: 4

Community No.: 480334

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.

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 NUMBER.

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

Date: February 1, 2012

Grantor: TOM GASTON

Grantor's Mailing Address: (including county)

P. O. Box 2428
Edinburg, Texas 78540
Hidalgo County, Texas

Grantee: JOSE ELIZONDO AND LIZETTE TREVINO

First Grantee's Social Security Number: on file

Second Grantee's Social Security Number: on file

Grantee's Home Phone Number:

Grantee's Work Phone Number:

Grantee's Mailing Address (including county):

2404 Benito A. Ramirez
Edinburg, Texas 78542
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 Twenty Six Thousand Five Hundred and 00/100 Dollars (\$26,500.00), 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 Dennis E. Hendrix, Trustee.

Property (including any improvements):

Lot(s) 53, Rincon De Encinos Subdivision No. 5, Hidalgo County, Texas, according to the map recorded in Volume 53, Page 135-137, Map Records in the office of the County Clerk of 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 on area or boundary lines;
7. Any encroachments or overlapping of improvements;

COPY

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.

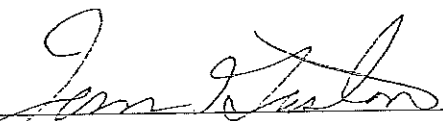
SAVE AND EXCEPT, and there is hereby reserved unto Grantor, Grantor's successors and assigns, all oil, gas, and other minerals in, on, or under, or that may be produced from the Property, together with the right of ingress and egress at all times for the purpose of mining, drilling, exploring, operating, and developing said Property for oil, gas, and/or other minerals and removing the same therefrom.

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 the singular and 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, when the claim is by, through, or under Grantor, but not otherwise.

By the acceptance of this Deed, Grantee is taking the Property "as is", "where is" and "with all faults", and without any representations or warranties whatsoever, express or implied, written or oral, it being the intention of Grantor and Grantee to expressly negate and exclude all representations and warranties, including but not limited to (i) the physical condition of the property or any element thereof, including, without limitation, warranties related to suitability for habitation, merchantability or fitness for a particular purpose; (ii) the nature or quality of construction, structural design and engineering of any improvement; (iii) the quality of the labor and materials included in any improvements; (iv) the soil condition; drainage or other conditions existing at the property with respect to any particular purpose, developmental potential or otherwise; (v) all warranties created by any affirmation of fact or promise or by any description of the property; and (vi) all other warranties and representations whatsoever, except the warranty of title expressly set forth herein.

The vendor's lien against and superior title to the property are retained until the Purchase Note is fully paid according to its terms, at which time this deed shall become absolute.

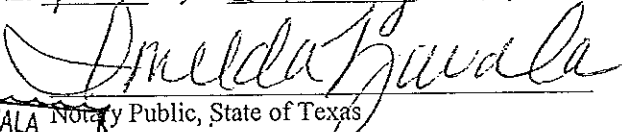
When the content, requires, singular nouns and pronouns include the plural.



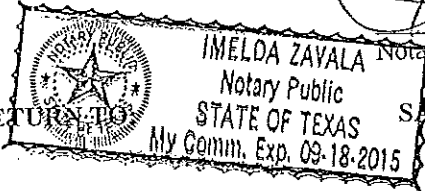
 TOM GASTON

(Acknowledgment)

State of Texas
 County of Hidalgo
 This instrument was acknowledged before me on the 1st day of February, 2012, by TOM GASTON.



 IMELDA ZAVALA Notary Public, State of Texas



AFTER RECORDING RETURN TO: SALESPERSON: TOM GASTON

TOM GASTON
 P. O. BOX 2428
 EDINBURG, TEXAS 78540



PLANNING DEPARTMENT

Rev. 02-19-10

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Precinct 1 2 3 4

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

Application No: 4 12355

04-29-13

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:

Juan A. Alkeniz
C/O Name: Andrew Carlos Ortiz

Approved by Environmental Health:	Temporary Service <u>[Signature]</u> Authorized Signature	Final Service
Inspection/Permit No:	<u>Elect. Only</u>	Authorized Signature
Date Approved:	<u>4/29/13</u>	<u>/ /</u>

Address: 13508 Bennette
Circle
Edcouch tx 78538

Water Supplier: ---

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

Phone: (956) 329-0197

Account/ESI No.: 945-52152806
[] Temporary Pole [] Permanent Service

mobile home

regarding the land described as:

Eugleman Est. Lot 17

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 05-14-87;

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 02-19-10

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Precinct 1 2 3 4

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

Application No: 4-12355

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: Juan A. Alaniz
Name: Andrew Carlos Ortiz
Address: 13508 Bennett Circle
Edcouch Tx 78538
Phone: (956) 329-0197

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

Engleman Est. Lot #17

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Juan A. Alaniz
c/o Andrew Carlos Ortiz
Requesting Party (Signature) 4-30-13
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) PMT 4-12355

.....
This part to be filled out by receiving county official:

Location of land verified and completed request accepted by Hidalgo County for processing on:

04/30/13
Date

[Signature]
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:

4-12355

Apr. 29, 2013

COUNTY OF HIDALGO
PLANNING DEPARTMENT

1304 S. 25th Ave EDINBURG TX 78539
TEL 318-2840 FAX 318-2844

E6450-00-000-0017-00

[1] OWNER: ALANIZ, JUAN ANTONIO

[7] LEGAL DESC./NAME OF SUBDIVISION
ENGLEMAN ESTATES LOT 17

1836 MOUNTAIN
ALAMO, TX. 78516

Telephone No. 533-9978

LOCATION: 0 W. 43 & MILE 19

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTA

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: WOOD

[4] PURPOSE OF APPLICATION: MOBILE HOMES

44- MOBILE HOMES

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

[5] SIZE OF STRUCTURE: 840 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-15' SIDES-6'

FOR COUNTY USE ONLY
APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$60.00

Light [X] Water [X]

Flood Zone: NO
Panel No. /Suffix: 48033-X Pct: 4

Community No.: 0350 -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.

Rodolfo Riva 4-29-13
Prepared by Date

Rodolfo Riva 4-29-13
Approved by Date

Sanyanta Riva 4-29-13
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.

1959939

Above Space Reserved for Recording

(If required by your jurisdiction, list above the name & address of: 1) where to return this form; 2) preparer; 3) party requesting recording.)

Quitclaim Deed

Date of this Document: January 2, 2009

Reference Number of Any Related Documents: 475766

Grantor:

Name Diana Aracely Adams
Street Address 1501 Lookout
City/State/Zip Edinburg, TX 78541

Grantee:

Name Juan Antonio Alanis
Street Address 3313 Yvonne St.
City/State/Zip Edinburg, TX 78541

Abbreviated Legal Description (i.e., lot, block, plat or section, township, range, quarter/quarter or unit, building and condo name): Engleman Estates, lot #17, Hidalgo County, Edinburg, TX

Assessor's Property Tax Parcel/Account Number(s): _____

THIS QUITCLAIM DEED, executed this 2nd day of January, 2009, by first party, Grantor, Diana Aracely Adams, whose mailing address is 1501 Lookout, Edinburg, Texas, 78541, to second party, Grantee, Juan Antonio Alanis, whose mailing address is 3313 Yvonne St., Edinburg, TX 78541.

WITNESSETH that the said first party, for good consideration and for the sum of one hundred Dollars (\$ 100.00) paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim,

which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Hidalgo, State of Texas to wit: _____

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first written above. Signed, sealed and delivered in the presence of:

Signature of Witness

Julia Lopez

Print Name of Witness

Julia Lopez

Signature of Witness

Adriana Garcia

Print Name of Witness

Adriana Garcia

Signature of Grantor

Diana Aracely Adams

Print Name of Grantor

Diana Aracely Adams

State of Texas

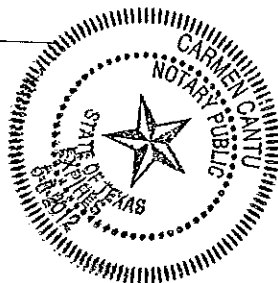
County of Hidalgo

On Jan 01, 2009, before me, Carmen Cantu, appeared Diana Aracely Adams, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Carmen Cantu

Signature of Notary



Affiant Known Produced ID
Type of ID TXDL 12491364
(Seal)