

PLANNING DEPT. PCT 3 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	RUBEN F. RIVERA	3-12796
2.	MAGALI ALMARAZ	3-13528
3.	BECKY ORTIZ	3-13622
4.		
5.		
6.		
7.		
	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

Precinct 1 2 3 4

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

Application No: 3-12796

8/17/12

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: Ruben Fortunato Rivera

Address: 7514 Squire Lane
Mission TX
78574

Phone: 956-664-1766

Approved by Environmental Health:	Temporary Service	Final Service
	Authorized Signature	Authorized Signature
Inspection/Permit No:		
Date Approved:	<u>1 1</u>	<u>4/17/13</u>

Water Supplier: Mud #1

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

Account/ESI No.: 10032789423119817

Temporary Pole Permanent Service

regarding the land described as:

Squire Est. Lot #23

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;
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(Date approved 5/16/12);

(verified by Humberto Gomez);

(verified by Humberto Gomez);

(verified by Humberto Gomez);

(verified by Humberto Gomez);

H. Sesin
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

County of Hidalgo

Rev. 02-19-10

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Precinct 1 2 3 4

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

Application No: 3-12796

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: Ruben Fortunato Rivera

Address: Squire Lane

Weslaco, TX 78574

Phone: 956-644-1766

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

Squire Est Lot #23

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)

4/24/13
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) copy of deed

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

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

4/24/13
Date

[Signature]
County Official

NOTICE CONFIDENTIALLY 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.

WARRANTY DEED

Date: December 21, 2009 2068066

Grantor: Jesus Flores and wife, Maria C. Flores

Grantor's Mailing Address (including county): 9501 Intervale St.
Houston, TX 77075
Harris County, Texas

Grantee: Ruben Fortunato Rivera

Grantee's Mailing Address (including county): 2901 N. 32nd Apt 4
McAllen, TX 78501
Hidalgo County, Texas

Consideration: TEN AND NO/100THS (\$10.00) DOLLARS, and other good and valuable consideration.

The receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee(s), his heirs and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the COUNTY OF HIDALGO, STATE OF TEXAS, described as follows:

Property (including any improvements):

Lot Twenty-Three (23), Squire Estates Subdivision, being a subdivision of a 22.44 acre tract of land out of Tract 384, Los Ejidos de Reynosa Viejo Grant, Hidalgo County, Texas, according to the map or plat of said Squire Estates Subdivision, recorded in Volume 28, Page 62, Map Records of Hidalgo County, Texas.

Reservations from and Exceptions to conveyance and warranty:

SUBJECT TO:

1. All oil and gas leases of record, if any.
2. Rights, rules, regulations and easements in favor of any water district in which the subject property may be located.
3. Building restrictions of record, including declaration of covenants, conditions and restrictions dated March 18, 1993 and filed for record in the Office of the County Clerk of Hidalgo County, Texas on March 19, 1993 as document No. 310978.
4. Easements of record and all visible easements.
5. Taxes for the year 2010 and subsequent years which grantee herein hereby assumes and agrees to pay.

Grantors, for the consideration and subject to the reservations from and exception to conveyances and warranty, grant, sell, and convey to **Grantee** the property, together with all and singular the right and appurtenances thereto in any wise belonging, to have and to hold it to **Grantees**, their heirs, executors, administrators, successors and assigns forever. **Grantors** hereby bind **Grantors** and **Grantors'** heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to **Grantees** and **Grantees'** heirs, executors, administrators and successor 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 conveyance and warranty.

The grantor(s) shall and will **WARRANT AND FOREVER DEFEND** the above bargained premises in the quiet and peaceable possession of the grantee(s), heirs and assigns, against all and every person lawfully claiming the whole or any part thereof.

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

Chapter 232 Texas LGC Application

APPLICATION NO:
3-12796
Aug. 17, 2012

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

S5520-00-000-0023-00

[1] OWNER: RIVERA, RUBEN FORTUNATO
2901 N. 32ND APT 4
MCALLEN TX. 78501
Telephone No. 563-3820

[7] LEGAL DESC./NAME OF SUBDIVISION
SQUIRE ESTATES LOT 23
C-01

LOCATION: 0 OLD 83 & SHOWERS RD.

[2] CONTRACTOR: SELF

[8] SEWAGE: PUBLI

[3] WATER SYSTEM: OTHE

[9] CONSTRUCTION TYPE: BLOC

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

[10] EST. COST OF CONST.: \$32,000

[5] SIZE OF STRUCTURE: 1,192 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: NEW HOUSE

Special Conditions: No construction allowed over any easements.
F 25 WEST SIDE 15 R15 EAST SIDE 6

FOR COUNTY USE ONLY
APPLICATION FEES

Prepared by [Signature] Date 8/17/12

Approved by [Signature] Date 8/8/12

Signature of Owner or Applicant [Signature] Date 8/17/12

OTHER _____
TOTAL AMOUNT \$30.00

Light [X] Water [X]

Flood Zone: NO Panel No. /Suffix: 0400- Pct: 3

Community No.: 4/80334

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.



PLANNING DEPARTMENT

Rev. 02-19-10

County of Hidalgo

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956-318-2840
956-318-2844

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956-968-4734
956-973-7850

Precinct No.3 Substation
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Mission, TX 78572
956-205-7045
956-205-7049

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

Precinct 1 234

Application No:

3-13528
4/10/13

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: Magali Almaraz

Address: 1815W BUS 83
Palmview TX
78572

Phone: (956) 599-6446

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		
Date Approved:	<u>1 1</u>	<u>4 12 4 13</u>

Water Supplier: Med #1

Utility Provider: J.M.V.E.C. TAEP

Account/ESI No.: 10032789497656065
 Temporary Pole Permanent Service

regarding the land described as:

Squire Squire Est Lot 12

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;
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(Date approved 5/16/1998);

(verified by Humberto Corra);

(verified by Humberto Corra);

(verified by Humberto Corra);

(verified by Humberto Corra);

Humberto Corra
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 02-19-10

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Precinct No.3 Substation
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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: 3-13528

4/10/13

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: Magali Almaraz

Address: 7815 West BUSS 83

Palmview TX 78572

Phone: (956) 599-6444

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

Squire Est. Lot 62

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Magali Almaraz
Requesting Party (Signature)

4/22/13
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:

4/10/13
Date

[Signature]
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 NUMBER.

CONTRACT FOR DEED
(Terms)

Date: March _____, 2013

Seller: ILIANA MORENO
Seller's Mailing Address:

ILIANA MORENO
4805 Sotira St.
Mission, TX 78572
Hidalgo County

Buyer: MAGALI ALMARAZ
Buyer's Mailing Address:

MAGALI ALMARAZ
7815 W. Bus. Hwy. S5
Palmview, TX 78572
Hidalgo County

Property (including any improvements):

Lot 62, SQUIRE ESTATES SUBDIVISION, Hidalgo County, Texas, according to map or plat of said SQUIRE ESTATES SUBDIVISION, recorded in Volume 28, page 62, Map Records, Hidalgo County, Texas

Reservations from and Exceptions to Conveyance and Warranty:

- A. Zoning and Building Ordinances in favor of County of Hidalgo.
- B. Statutory rights, rules, regulations, easements and liens in favor of Irrigation District.
- C. Easements, or claims of easements, which are not recorded in the public records;
- D. Ownership of all oil, gas, and other minerals, and rights of all parties claiming by, through or under said mineral owner(s).
- E. Rights of Parties in Possession.

Sale Price: \$15,000.00

Down Payment: \$5,000.00

Original Principal Balance: \$15,000.00

Annual Interest Rate: 0% (ZERO PERCENT)

Monthly Payments: \$500.00 per month are due and payable beginning April 20, 2013 and continuing every 20th of each month until the entire amount of principal is paid in full.

Place for Payment:

 COPY

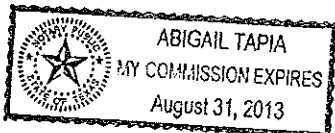
CERTIFICATE OF ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF HIDALGO

BEFORE ME, Notary Public for the State of Texas, on this day personally appeared ILIANA MORENO proved to me through her Texas Driver's License no. XXXX134 last 3 digits, to be the person whose name is subscribed on the foregoing instrument and acknowledged to me that he executed the same for the purposes and considered therein expressed.

GIVEN under my hand and seal of office this 19th day of March 2013.



Abigail Tapia
Notary Public, State of Texas

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF HIDALGO

BEFORE ME, Notary Public for the State of Texas, on this day personally appeared MAGALI ALMARAZ proved to me through his Texas Driver's License no. XXXX965 last 3 digits, to be the person whose name is subscribed on the foregoing instrument and acknowledged to me that he executed the same for the purposes and considered therein expressed.

GIVEN under my hand and seal of office this 19th day of March, 2012.



Abigail Tapia
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:
LAW OFFICE OF MAURO L. REYNA, III
P. O. Box 969
Peñitas, Texas 78576
Tel: 956/584-7822
Fax: 956/584-8718

AFTER RECORDING RETURN TO:
LAW OFFICE OF MAURO L. REYNA, III
P. O. Box 969
Peñitas, Texas 78576

Chapter 232 Texas LGC Application

APPLICATION NO:
3-13528
Apr. 10, 2013

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

S5520-00-000-0062-00

[1] OWNER: ALMARAZ, *Megali*
4803 SOTIRA ST
MISSION, TX 78572
Telephone No. 599-6446

[7] LEGAL DESC./NAME OF SUBDIVISION
SQUIRE ESTATES LOT 62
C-05

LOCATION: 0 SHOWERS RD & OLD 83

[2] CONTRACTOR: SELF

[8] SEWAGE: PUBLI

[3] WATER SYSTEM: OTHE

[9] CONSTRUCTION TYPE: WOOD

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

[10] EST. COST OF CONST.: \$7,500

[5] SIZE OF STRUCTURE: 796 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: MOVE IN HOUSE

Special Conditions: No construction allowed over any easements.
F25 S 6 WEST SIDE 15 REAR 15

FOR COUNTY USE ONLY APPLICATION FEES

[Signature]
Prepared by _____ Date 4/10/13

[Signature]
Approved by _____ Date 4/10/13

[Signature]
Signature of Owner or Applicant _____ Date 4-10-2013

OTHER _____
TOTAL AMOUNT \$30.00
Light [X] Water [X]
Flood Zone: NO Panel No. /Suffix: 0400C Pct: 3
Community No.: 6180334
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.



PLANNING DEPARTMENT

Rev. 02-19-10

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Precinct No.3 Substation
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Mission, TX 78572
956-205-7045
956-205-7049

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

Precinct 1 2 3 4

Application No: 313622

4/29/13

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:

Name: Becky Ortiz
Address: 18506 Grapefruit St
Edinburg, TX
78541

Phone: (956) 890 4736

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:	Date Approved:	
	<u>1 1</u>	<u>4/30/13</u>

Water Supplier: Sharyland

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

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

regarding the land described as: Northfield Acres #2 Lot 66

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 8-8-06;

(verified by Sandra Carter
Sandra Carter

(verified by Sandra Carter;

(verified by Sandra Carter;

(verified by Sandra Carter;

Sandra Carter
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST: _____
Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 02-19-10

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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:

3-13622
4/29/13

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: Becky Ortiz
Address: 16506 Grapefruit ^{se} DR.
Edinburg, TX 78541
Phone: 78541 (956) 890-4736

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

Northfield Acres #2 Lot 4e4e

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Becky Ortiz
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)

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:

4/29/13
Date

Sandra C. [Signature]
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:
3-13622
Apr. 29, 2013

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

N4765-02-000-0066-00

[1] OWNER: ORTIZ, BECKY
16506 ORANGE DR

EDINBURG, TX 78541
Telephone No. 890-4736

[7] LEGAL DESC./NAME OF SUBDIVISION
NORTHFIELD ACRES #2 LOT 66
X-44

LOCATION: 0 MOOREFIELD & MONTECRISTO

[2] CONTRACTOR: SELF

[8] SEWAGE: EXIST

[3] WATER SYSTEM: SHAR

[9] CONSTRUCTION TYPE: META

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

[10] EST. COST OF CONST.: \$1,000

[5] SIZE OF STRUCTURE: 682 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: RES MH ZONE X

Special Conditions: No construction allowed over any easements.

MUST COMPLY W/ALL REGULATIONS AND SETBACKS.
FRONT 25' SIDES 6' REAR 45'
18 INCHES ABOVE TOP OF CURB.

Sandria Carter 4/29/13
Prepared by Date

R. Carter 4/24/13
Approved by Date

X Becky Ortiz 4-29-13
Signature of Owner or Applicant Date

FOR COUNTY USE ONLY
APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$30.00

Light [X] Water [X]

Flood Zone: NO 0300D Pct: 3
Panel No. /Suffix: _____

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.

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

Date: February 29, 2012

Grantor: Zar Mat Properties, a Texas General Partnership
Grantor's Mailing Address:
414 E. Dove
McAllen, Texas 78504

Grantee: BECKY ORTIZ

Grantee's Mailing Address (including county):
16506 ORANGE DRIVE
Edinburg, Texas 78541
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 Dollars and No Cents (\$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 Mark A. Twenhafel, Trustee.

Property (including any improvements):

Lot(s) 66, Northfield Acres Subdivision, Unit II, as shown by the map or plat thereof recorded in Volume 51, Pages 83-85, Map Records of Hidalgo County, Texas

Reservations from and Exceptions to Conveyance and Warranty:

1. A lien securing a promissory note (the "Prior Note"), dated May 5, 2006, payable to the order of Lone Star National Bank which is described in and secured by a Deed of Trust filed for record in the Office of the County Clerk of Hidalgo County, Texas under Clerk's Document Number 1618700. Grantor shall be obligated to obtain a release of the Property from all liens and security interests securing the Prior Note within 30 days of the date Grantee makes final payment on the Purchase Note;
2. Visible and apparent easements on or across the subject property;
3. Rights of parties in possession;
4. Easements, rights-of-way, and prescriptive rights, whether of record or not;
5. All recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property;
6. Rights of adjoining owners in any walls and fences situated on a common boundary;
7. Any discrepancies, conflicts, or shortages an area or boundary lines;
8. Any encroachments or overlapping of improvements;
9. 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;
10. Taxes for the current year and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership;
11. 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;
12. All Easements, restrictions, set back lines, drainage swale requirements, and other matters shown on the plat of Northfield Acres Subdivision Unit II, as shown on the plat thereof, recorded in Volume 51, Pages 83-85, of the Map records of Hidalgo County, Texas; and
13. Subdivision Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas affecting the subject property.

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.

SAVE AND EXCEPT, and there is hereby reserved unto Grantor, Grantor's successors and assigns, (to the fullest extent permitted by law) all water rights and rights to water (whether riparian, appropriative or otherwise) presently appended or annexed to said property.

If the Property is subject to an existing Lease for oil and gas, or oil, gas and other minerals, Grantor is entitled to receive the royalties and other benefits that are associated with the Property and payable under the Lease.

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, 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 improvements; (iii) the quality of the labor and materials included in any improvements; (iv) the soil conditions; 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 context requires, singular nouns and pronouns include the plural.

Zar Mat Properties, a Texas General Partnership

BY: _____
Ruben Mata, General Partner

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 25 day of ^{March}~~February~~, 2012, by Ruben Mata, General Partner of Zar Mat Properties, a Texas General Partnership on behalf of said Texas General Partnership.

Blanca F. De Leon
Notary Public, State of Texas

