

PLANNING DEPT. PCT.#1 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	JUAN G. MONTOYA	1-10144
2.	DOMINGO AVILA JR.	1-10154
3.	EDIDA V. RIOS	1-10091
4.	VIRGILIO CARRILLO	1-10167
5.	MARIA A. DE LA ROSA	1-10084
	COMM. COURT: MAY 21, 2013	



# PLANNING DEPARTMENT

Rev. 02-19-10

## County of Hidalgo

Main Office  
1304 South 25<sup>th</sup> 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: 1-10144

### 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: Juan G. Montoya

Address: 2805 Carnation Cr.  
Donna TX.  
78537

Phone: 585-6912

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

Water Supplier: city of Donna

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

Account/ESI No.: N/A  
[ ] Temporary Pole [ ] Permanent Service

regarding the land described as:

La Donna Gardens lot #5

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 9-19-06);

(verified by Orlbert Pecina);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

[Signature]  
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

Precinct ① 2 3 4

Application No: 1-10144

### 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: Juan G. Montoya  
Address: 2805 Carnation Cr.  
Donna TX. 78537  
Phone: 585-6912

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

La Donna Gardens lot #5

#### 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 M.  
Requesting Party (Signature)

5/15/13  
Date

#### ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

5/15/13  
Date

[Signature]  
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:

1-10144

May. 8, 2013

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

1902 JOE STEPHENS WESLACO TX 78596  
TEL 968-4724 FAX 447-8612

L0810-00-000-0005-00

[ 1 ] OWNER: MONTOYA, JUAN G.

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
LA DONNA GARDENS LOT 5

2805 CARNATION CR.  
DONNA TX 78537

Telephone No. 585-6912

LOCATION: 0

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: PUBLI

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: META

[ 4 ] PURPOSE OF APPLICATION: MOBILE HOMES  
20-MOBILE HOMES

[ 10 ] EST. COST OF CONST.: \$41,500

[ 5 ] SIZE OF STRUCTURE: 1,216 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

[ 6 ] USE OF BUILDING: REST. ZONE B-20

**Special Conditions: No construction allowed over any easements.**  
MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS  
SETBACKS FRONT:25' REAR:20' SIDES:6'  
MIN. ELEV. ABOVE TOP OF CURB 18"

FOR COUNTY USE ONLY  
APPLICATION FEES

OTHER \_\_\_\_\_

TOTAL AMOUNT . . . . . \$30.00

Light

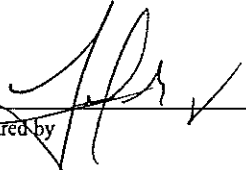
Water

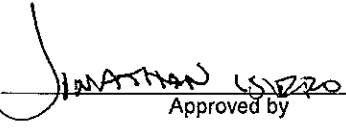
Flood Zone: NO  
Panel No. /Suffix: 65008 Pct: 0

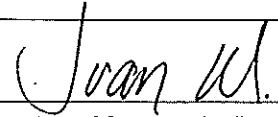
Community No.: 400324

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.

Prepared by  Date 5/8/13

Approved by  Date 5/6/13

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.

**SPECIAL WARRANTY DEED WITH VENDOR'S LIEN**

**Note of confidentiality rights: If you are a natural person, you may remove or strike any of the following information from this instrument that transfer an interest in real property before it is filed for record in the public records: you social security or your drivers license number.**

Date: May 6, 2011

Grantor: Bono Vita, Ltd

Grantor's Mailing Address:  
1210 E. Tyler  
Harlingen, Texas 78550

Grantee: Juan G Montoya

Grantee's Mailing Address (including county):  
17423 Queen Palm Dr.  
Penitas, Texas 78576  
Hidalgo County

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 Nineteen Thousand Four Hundred and 00/100 Dollars (\$19,400.00), 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 David Crook, Trustee.

Property (including any improvements):

Lot 5, La Donna Gardens Subdivision, as shown on the plat thereof, filed for record in the Office of the County Clerk of Hidalgo, Texas under Volume 51, Page 117-119.

Reservations from and Exceptions to Conveyance and Warranty:

1. A lien securing note payable to the order of Lone Star National Bank and secured by a deed of trust recorded under Document No. 1296980 of the official records of Hidalgo County, Texas and transferred in a Transfer of Lien to Cameron Life Insurance Company dated July 20, 2008, under Document No. 1932018 of the Official Records of Hidalgo County, Texas. 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. **All lots must be used for single-family residential purposes only.**
3. Visible and apparent easements on or across the subject property;
4. Rights of parties in possession;
5. Easements, rights-of-way, and prescriptive rights, whether of record or not;

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.

Bono Vita, Ltd,  
a Texas Limited Partnership  
by SRC Management, Inc., a Texas Corporation  
as its General Partner

BY: *Scot Campbell*  
Scot Campbell, President

(Acknowledgment)

State of Texas  
County of Cameron

This instrument was acknowledged before me on the 16 day of May, 2011 by Scot Campbell, President of SRC Management, Inc., General Partner of Bono Vita, Ltd., a Texas Limited Partnership.



*Jesusita Gonzalez*  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Bono Vita, Ltd.  
1210 E. Tyler  
Harlingen, Texas 78550



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 02-19-10

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956-973-7850

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: 1-10154

### 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: Domingo Avila Jr

Address: 2715 Roselawn Dr  
Weslaco Tx. 78596

Phone: (956) 345-4083

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

Water Supplier: NA WSC

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

Account/ESI No.: N/A  
 Temporary Pole  Permanent Service

regarding the land described as:

Texas Valley Est. Ut. # 1 lot # 16

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 11-14-94);

(verified by Gilbert Reina);

(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 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: 1-10154

### 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: Domingo Avila Jr.  
Address: 2715 Roselawn Dr.  
Weslaco Tx. 78596  
Phone: (956) 345-4083

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

Texas Valley Est. blk # 1 lot # 10

#### STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Domingo Avila Jr.  
Requesting Party (Signature)

5-9-13  
Date

#### ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

5/15/13  
Date

[Signature]  
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:  
1-10154  
May. 9, 2013

COUNTY OF HIDALGO  
PLANNING DEPARTMENT  
1902 JOE STEPHENS WESLACO TX 78596  
TEL 968-4724 FAX 447-8612

T2662-01-000-0016-00

[ 1 ] OWNER: AVILA, DOMINGO JR.  
AVILA, SILVIA E.  
2715 ROSELAWN DR.  
WESLACO TX 78596-8515

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
TEXAS VALLEY ESTATES UT 1 LOT  
16

Telephone No.

LOCATION: 0 MILE 10 & FM 493

[ 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.: \$30,000

[ 5 ] SIZE OF STRUCTURE: 2,800 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

[ 6 ] USE OF BUILDING: REST. ZONE C-25

Special Conditions: No construction allowed over any easements.

MUST CUMPLY WITH ALL COUNTY SETBACKS & REGULATIONS

SETBACKS FRONT:30' REAR:15' SIDE:6 CORNER:15'

MIN. ELEV. ABOVE TOP OF CENTERLINE OF ST. 18"

FOR COUNTY USE ONLY  
APPLICATION FEES

OTHER \_\_\_\_\_

TOTAL AMOUNT . . . . . \$30.00

Light

Water

Flood Zone: NO

Panel No. /Suffix: 0425C

Pct: 0

Community No.: 486374

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.

Prepared by

5/9/13  
Date

Approved by

5/3/13  
Date

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.

**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.

## WARRANTY DEED

Date: **September 10, 2011**

Grantor: **NANCY HERNANDEZ, as her sole and separate property**

Grantor's Mailing Address: **3026 E. 24<sup>th</sup> Street  
Weslaco, Texas 78596  
Hidalgo County**

Grantee: **DOMINGO AVILA JR and wife, SILVIA E. AVILA**

Grantee's Mailing Address: **27158 Roselawn Dr.  
Weslaco, Texas 78596  
Hidalgo County**

Consideration: **Ten Dollars and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged.**

Property (including any improvements):

**Lot 16, TEXAS VALLEY ESTATES, UNIT NO. 1, being a subdivision of 18.33 acres out of Lot 5 La Blanca Agricultural Subdivision "B", Hidalgo County, Texas, reference to which is here made for all purposes.**

Reservations from and Exceptions to Conveyance and Warranty:

**All prior reservations of oil, gas and other minerals in, to and under, or that may be produced from said land; easements, rights of way, and prescriptive rights, whether of record or not; all presently recorded instruments, other than liens and conveyances, that affect the property; taxes for the 2011 and subsequent years, the payment of which Grantee assumes; and all visible easements.**

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

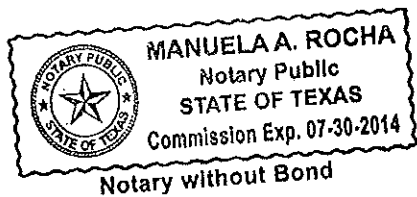
claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

  
\_\_\_\_\_  
NANCY HERNANDEZ

STATE OF TEXAS            §            (Acknowledgment)

This instrument was acknowledged before me on this the 10<sup>th</sup> day of September, 2011, by NANCY HERNANDEZ.



  
\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

**AFTER RECORDING, RETURN TO:**

FERNANDO SAENZ  
200 E. Pike Blvd.  
Weslaco, Texas 78596

**PREPARED IN THE LAW OFFICE OF:**

FERNANDO SAENZ

S:\Real Estate\2011 Real Estate\Hernandez, Nancy\WARRANTY DEED.wpd



# PLANNING DEPARTMENT

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956-205-7049

Precinct ① 2 3 4

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

Application No: 1-10091

### 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: Eida V. Rios

Address: 311 Pine st.

Donna Tx. 78537

Phone: 956-376-8029

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

Water Supplier: NAWSC

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

Account/ESI No.: N/A  
[ ] Temporary Pole [ ] Permanent Service

regarding the land described as:

Tropical Palms Est. #2 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; (Date approved 10-24-02);
- Yes A plat has been reviewed and approved by the Commissioners Court; (verified by Graciela Recien);
- Yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by [Signature]);
- No an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by [Signature]);
- Yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by [Signature]);
- Yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

[Signature]  
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: 1-10091

### 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: Eida V. Pios

Address: 311 Pine St.  
Donna, TX. 78537

Phone: 956-376-8029

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

Tropical Palma Est. # 2 lot # 12

#### 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)

5/10/13  
Date

#### ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

5/10/13  
Date

[Signature]  
County Official

# Chapter 232 Texas LGC Application

APPLICATION NO:

1-10091

May. 1, 2013

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

1902 JOE STEPHENS  
TEL 968-4724

WESLACO TX 78596  
FAX 447-8612

T7920-02-000-0012-00

[ 1 ] OWNER: RIOS, HECTOR & EIDA V  
2809 ISLAND DR  
DONNA TX 78537

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
TROPICAL PALMS ESTATES #2  
LOT 12  
X-25

Telephone No. 376-8029

LOCATION: 0 493 & 12 1/2 N

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: EXIST

[ 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.: \$90,000

[ 5 ] SIZE OF STRUCTURE: 2,410 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

[ 6 ] USE OF BUILDING: NEW RES ZONE X

**Special Conditions: No construction allowed over any easements.**  
MUST COMPLY WITH ALL COUNTY SETBACKS & REG  
FRONT 30' REAR 25' SIDES 10'  
18" TOP OF CURB

## FOR COUNTY USE ONLY APPLICATION FEES

OTHER \_\_\_\_\_

TOTAL AMOUNT . . . . . \$30.00

Light

Water

Flood Zone: NO

Panel No. /Suffix: 64502

Pct: 1


Community No.: 480734

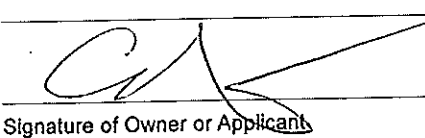
Certification of Elevation

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.

  
Prepared by \_\_\_\_\_ Date 5-1-13

  
Approved by \_\_\_\_\_ Date 4-25-13

  
Signature of Owner or Applicant \_\_\_\_\_ Date 5-1-13

### [ 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. CHAPTER 11 SEC. 11.008 TEXAS**  
**PROPERTY CODE.**

**WARRANTY DEED WITH VENDOR'S LIEN**

**Date:** February 26, 2004

**Grantor:** T. P. E. DEVELOPERS

**Grantor's Mailing Address (including county):**

2401 N. Raul Longoria Rd.  
San Juan, Texas 78589  
Hidalgo County

**Grantee:** Hector Rios and Eida V. Rios

**Grantee's Mailing Address (including county):**

311 Pine St.  
Donna, Texas 78537  
Hidalgo County

**Consideration:** TEN AND NO/100 DOLLARS and other good and valuable consideration and the further consideration of FOURTEEN THOUSAND SIX HUNDRED FIFTY AND NO/100 ( \$14,650.00 ) Dollars evidenced by one real estate lien note of even date herewith, payable to the order of T. P. E. DEVELOPERS of 2401 N. Raul Longoria Rd., San Juan, Texas, bearing interest at the rate of 12 % per annum, due and payable at 2401 N. Raul Longoria Rd., San Juan, Texas 78589 in 120 monthly installments of \$210.18 each, including on or before March 26, 2004 and continuing on or before the same day of each and every month thereafter until all principal and interest are paid in full, and continuing the usual clauses for acceleration at the option of the holder on default and for attorney's fees, and advanced to grantee herein by T. P. E. DEVELOPERS.

**Property (including any improvements):**

Lot 12 ( Twelve), TROPICAL PALMS ESTATES NO. 2 SUBDIVISION, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 41, Page 15, Map Records, Hidalgo, County, Texas.

**Reservations From and Exceptions to Conveyance and Warranty:**


1. All the oil, gas and other minerals, in, under, or that may be produced from the subject property are excepted herefrom.
2. Subject to Easements for RIGHT OF WAY granted to NORTH ALAMO WATER SUPPLY CORPORATION.
3. Subject to any portion of the property described herein within in the limits or boundaries of any public or private roadway and/or highway and the rights of the public thereto.
4. Subject to any portion of subject property described herein lying within canal right of way.
5. Subject to Easements, Rules, Regulations and Rights in favor of Donna Irrigation District, Hidalgo County No. 1.
6. Subject to Easements and reservations as may appear upon the recorded map and dedication of said subdivision.
7. Subject to all visible and apparent easements on or across property herein described.
8. Subject to Amended Deed Restrictions of Tropical Palms Estates No. 2 Subdivision dated November 5, 2002 Filed for Record on November 6, 2002 in the Office of the County Clerk of Hidalgo County, Texas under DOC# 1137964.

Grantor, for the consideration, receipt of which is acknowledged, 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, executor, administrators, successors or assigns forever. Grantor binds Grantor and Grantor's heir, executors, administrators and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executor, 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 conveyance and warranty.

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

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

**T. P. E. DEVELOPERS**

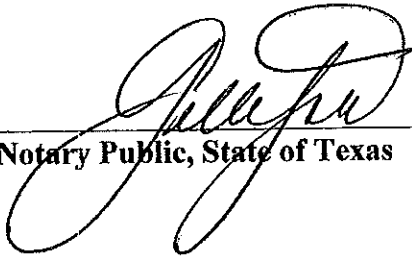
  
Miguel Balderas, Jr./ Managing Partner

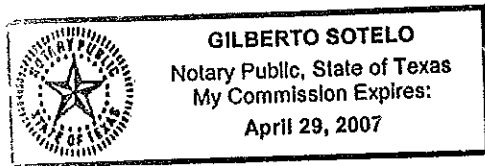
(PARTNERSHIP ACKNOWLEDGMENT)

STATE OF TEXAS }

COUNTY OF HIDALGO }

This instrument was acknowledged before me on this 26<sup>th</sup> day of FEBRUARY, 2004, by Miguel Balderas, Jr., partner on behalf of T. P. E. Developers, a partnership.

  
\_\_\_\_\_  
Notary Public, State of Texas



AFTER RECORDING RETURN TO:

T.P.E. DEVELOPERS  
2401 N. Raul Longoria Rd.  
San Juan, Tx. 78589

Filed for Record in:  
Hidalgo County  
by J. D. Salinas, III  
County Clerk  
On: Mar 19, 2004 at 10:51A  
As a Recording  
Document Number: 1311319  
Total Fees : 18.00  
Receipt Number - 570009  
By: Marylou Cantu, Deputy



# PLANNING DEPARTMENT

Rev. 02-19-10

## County of Hidalgo

Main Office  
1304 South 25<sup>th</sup> 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: 1-10167

### 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: Virgilia Carrillo

Address: 13818 M. to 2 West  
Mercedes, Texas  
78570

Phone: 956-463-0565

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

Water Supplier: NAWS

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

Account/ESI No.: N/A  
 Temporary Pole  Permanent Service

regarding the land described as:

Campacuas Estates lot #2

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 7-29-99);

(verified by Gilbert Beina);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

[Signature]  
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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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 1234

Application No: 1-10167

### 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: Virgilio Carrillo  
Address: 13818 M. to 2 West  
Mercedo Texas 78570  
Phone: 956-463-0565

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

Compacuas Est. lot #2

#### STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Virgilio Carrillo  
Requesting Party (Signature)

5-13-2013  
Date

#### ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

5/15/13  
Date

[Signature]  
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:  
1-10167  
May. 13, 2013

COUNTY OF HIDALGO  
PLANNING DEPARTMENT  
1902 JOE STEPHENS WESLACO TX 78596  
TEL 968-4724 FAX 447-8612

C0730-00-000-0002-00

[ 1 ] OWNER: CARRILLO, VIRGILIO & ADRIANA

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
CAMPACUAS ESTATES LOT 2

13818 MILE 2 W.  
MERCEDES, TX 78570

Telephone No. 463-0565

LOCATION: 0 MILE 9 & MILE 2

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: EXIST

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: BLOC

[ 4 ] PURPOSE OF APPLICATION: COMM. ADDITION  
25-RESIDENTIAL NEW SINGLE DWELLING

[10] EST. COST OF CONST.: \$75,000

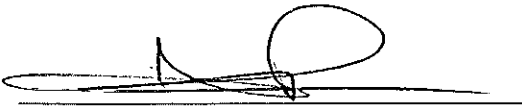
[ 5 ] SIZE OF STRUCTURE: 4,700 Sq. Ft.

[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 COUNTY SETBACKS & REG.  
FRONT 50' REAR 40' SIDES 6' FINISH FLOOR ELEV.  
18" ABOVE CENERLINE OF STREET

FOR COUNTY USE ONLY  
APPLICATION FEES



Prepared by

5/13/13  
Date

OTHER \_\_\_\_\_

TOTAL AMOUNT . . . . . \$30.00

Light [X]

Water [X]

Flood Zone: NO

Panel No. /Suffix: 04500 Pct: 1

Community No.: 480330

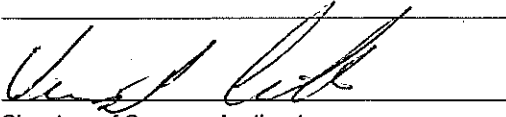
Certification of Elevation

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.

Jonathan Trevino  
Approved by

5/10/13  
Date



Signature of Owner or Applicant

5-13-13  
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.

**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.**

**General Warranty Deed**

Date: **April 10<sup>th</sup>, 2013**

Grantor: **ELOISA MERCADO**

Grantor's Mailing Address: **5516 Mile 9 North  
Mercedes, Texas 78570  
Hidalgo County**

Grantee: **VIRGILIO CARRILLO and ARIANNA MARIE CARRILLO**

Grantee's Mailing Address: **13818 Mile 2 West  
Mercedes, Texas 78570  
Hidalgo County**

Consideration: **TEN AND NO/100THS DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged**

Property (including any improvements):

**Being all of Lots 2, CAMPACUAS ESTATES, an Addition to the city of Mercedes, Hidalgo County, Texas, according to a map or plat thereof now of record in Volume 34, Page 162, in the office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes; together with all improvements situated thereon.**

Reservations from and Exceptions to Conveyance and Warranty:

**All of Record.**

**All ad valorem taxes for the year 2012 and all subsequent years.**

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 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 and Exceptions to Conveyance and Warranty.

For the same Consideration, Grantor hereby grants, sells, conveys, assigns and delivers to Grantee, without covenant or warranty express or implied (whether under Section 5.023 of the Texas Property Code or otherwise), all right, title and interest, if any, of Grantor, as owner of the Property but not as owner of any other Property in and to (i) strips or gores, if any, between the Property and abutting properties, (ii) any land lying in or under the bed of any street, alley, road or right-of-way, opened or proposed, abutting or adjacent to the Property, (iii) any leases and rental agreements (whether written or verbal) that grant a possessory interest in or that otherwise grant rights with regard to the use of all or any portion of the Property, and (iv) any easements, rights of way, rights of ingress and egress or other interests in, on or to, any land, highway, street, road or avenue, open or proposed, in, on, across from, in front of, abutting, adjoining or otherwise appurtenant to the Property, as well as all other rights, privileges and appurtenances owned by Grantor and in any way related to the Property and other rights and interests of Grantor hereunder conveyed.

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

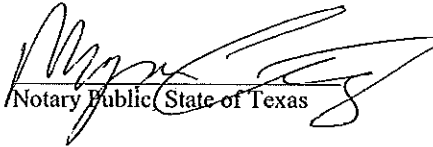
  
\_\_\_\_\_  
**ELOISA MERCADO**

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF HIDALGO

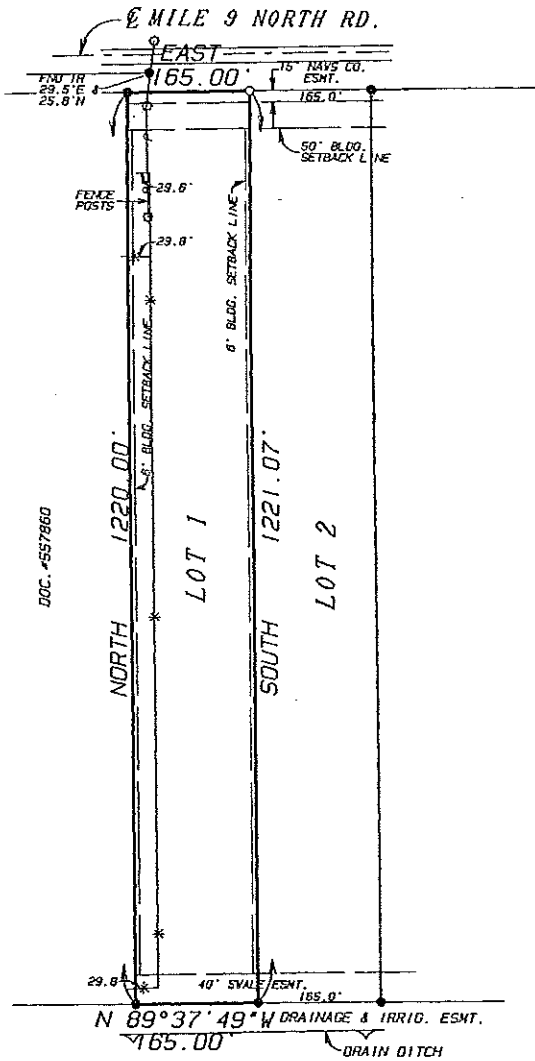
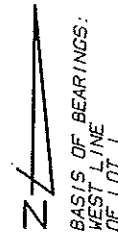
This instrument was acknowledged before me on the 10th day of April, 2013, by **ELOISA MERCADO**.



  
Notary Public (State of Texas)

LEGEND

- Found 1/2" Iron rod
- Set 1/2" Iron rod with a plastic cap stamped "R&A"
- Power pole
- \* Chainlink fence
- \* Hogwire fence



DOC. #557860

SURVEY PLAT OF  
 LOT 1  
 CAMPACUAS ESTATES  
 HIDALGO COUNTY, TEXAS  
 PER MAP RECORDED IN VOLUME 34, PAGE 163, H.C.M.R.

ROBLES & ASSOCIATES, AND THE SURVEYOR OF RECORD RESEARCHED OR PREPARED A TITLE REPORT OR ABSTRACT OF TITLE ON THE ABOVE PROPERTY.

REYNALDO ROBLES, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE ABOVE PLAT REPRESENTS A SURVEY AS MADE ON THE GROUND UNDER MY SUPERVISION, THAT THERE ARE NO VISIBLE ENCROACHMENTS NOR VISIBLE EASEMENTS AT THE TIME OF SURVEY EXCEPT AS SHOWN AND BY GRAPHIC FLOTTING ONLY, THIS PROPERTY LIES IN FLOOD ZONE "X" AREAS OF 500-YEAR FLOOD, AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE AND AREA PROTECTED BY LEVEES FROM 100-YEAR FLOOD OF FIRM COMMUNITY PANEL No. 480334 0450 C. REVISED TO REFLECT LOR DATED MAY 30, 2002

*Reynaldo Robles*  
 REYNALDO ROBLES, R.P.L.S. #4032

PREPARED FOR: ELOISA MERCADO		© COPYRIGHT 2013
<b>ROBLES AND ASSOCIATES, PLLC</b>		
PROFESSIONAL LAND SURVEYORS		
P. O. BOX 476 107 W. HUTSADHE ST. WESLACO, TEXAS 78598		
PHONE (956) 868-2422 FAX (956) 868-2011		
SURVEYED: 04-05-13	DRAWN BY: LO/04-09-13	©
SCALE: 1"=200'	JOB No. 18483-1	
TITLE COMMITMENT No.	REVISED:	
SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL EMBOSSED SEAL OF SURVEYOR OF RECORD.		



# PLANNING DEPARTMENT

Rev. 02-19-10

## County of Hidalgo

Main Office  
1304 South 25<sup>th</sup> 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: 1-10084

### 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: Maria Amparo Dela Rosa

Address: 3505 Stites Rd  
Donna Texas

Phone: 956-363-0307

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	/ /	/ /

Water Supplier: NAWSC

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

Account/ESI No.: N/A  
 Temporary Pole  Permanent Service

regarding the land described as:

Sunset Valley 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 9-22-08);  
 (verified by Gilbert Pecina);  
 (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

## County of Hidalgo

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

Precinct 12 3 4

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

Application No: 1-10084

### 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: Maria Amparo Dela Rosa  
Address: 3505 stites Rd  
Donna, Texas  
Phone: 956-363-0307

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

Sunset Valley 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

Maria Amparo Dela Rosa 05/09/13  
Requesting Party (Signature) Date

#### ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

5/15/13  
Date

[Signature]  
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:

1-10084

Apr. 30, 2013

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

1902 JOE STEPHENS WESLACO TX 78596  
TEL 968-4724 FAX 447-8612

S7658-00-000-0009-00

[ 1 ] OWNER: DE LA ROSA, MARIA A.

3505 STITES RD  
DONNA TX 78537

Telephone No. 998-7326

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION

SUNSETVALLEY LOT 9  
3/30/11NW/E-MAIL AG-WATER

LOCATION: 0 VICTORIA RD & STITES RD

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: EXIST

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: META

[ 4 ] PURPOSE OF APPLICATION: MOBILE HOMES

[ 10 ] EST. COST OF CONST.: \$6,000

44-MOBILE HOMES

[ 5 ] SIZE OF STRUCTURE: 825 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES

[ 6 ] USE OF BUILDING: REST. ZONE X-44

NO

Special Conditions: No construction allowed over any easements.

MUST CUMPLY WITH COUNTY SETBACKS & REGULATIONS

SETBACKS FRONT:50' REAR:30' SIDES:6'

MIN. ELEV. ABOVE TOP OF CENTERLINE OF ST. 18"

FOR COUNTY USE ONLY  
APPLICATION FEES

OTHER \_\_\_\_\_

TOTAL AMOUNT . . . . . \$30.00

Light [X]

Water [X]

Flood Zone: NO

Panel No. /Suffix: 0450C

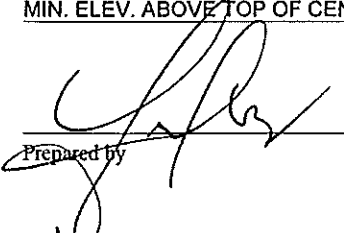
Pct: 0

Community No.: 480334

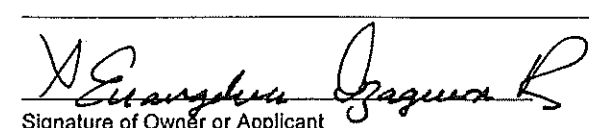
Certification of Elevation

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.

  
Prepared by \_\_\_\_\_ Date 4/26/13

JONATHAN B. DORO  
Approved by \_\_\_\_\_ Date 4/26/13

  
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.

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 OF YOUR DRIVER'S LICENSE NUMBER.

**CORRECTION Warranty Deed with Vendor's Lien**

Date: January 3, 2013.

Grantor: SANDOVAL DEVELOPMENT, L.P., a Texas Limited Partnership.  
Grantor's Mailing Address: 605 North Main, Donna, Hidalgo County, TX 78537.

Grantee: MARIA AMPARO DE LA ROSA, a single woman  
Grantee's Mailing Address: P.O. Box 1587, Donna, Hidalgo County, TX 78537.

Consideration: TEN DOLLARS AND 00/100 (\$10.00) and other good and valuable consideration paid by Grantee herein, the receipt of which is hereby acknowledged, and a Note of even date in the principal amount of Twenty Nine Thousand and no/100s Dollars (\$29,000.00) payable to the order of Grantor, executed by Grantee, same note is secured by a vendor's lien retained in favor of Grantor, in this deed and by a Deed of Trust of even date from Grantee to Carlos J. Garza, Trustee.

Property (including any improvements): All of Lot 9, SUNSET VALLEY SUBDIVISION, an Addition to the City of Donna, Texas, according to the map recorded in Volume 55, Pages 180-182, Map Records in the Office of the County clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from Exceptions to Conveyance and Warranty:

1. Restrictive covenants dated December 17, 2010, filed under Document Number 2163616; Official Records in Volume 55, Pages 180-182, Map Records of Hidalgo County, Texas.
2. Statutory easements, rules, regulations and rights in favor of Donna Irrigation District Hidalgo County No. 1.
3. Minimum floor elevations, setback lines, easements and restrictions as shown on map of Sunset Valley Subdivision, recorded in Volume 55, Pages 180-182, Map Records of Hidalgo County, Texas.
4. Easements for roads, laterals, canals, etc., as shown by instrument dated March 8, 1909, recorded in Volume 4, Page 542, Deed Records of Hidalgo County, Texas.
5. Blanket easement and agreement in favor of AEP Texas Central Company, a Texas Corporation, dated December 5, 2008, filed December 16, 2008 under Document Number 1954900 in the Official Records, Hidalgo County, Texas, to furnish, maintain and operate underground electric cables and other facilities as may appear upon the map attached thereto.
6. Mineral and/or royalty reservation contained in deed dated January 17, 1973, recorded in Volume 1349, Page 893, Deed Records of Hidalgo County, Texas.
7. Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.
8. BUYER ACCEPTS THIS PROPERTY AS IS, WHERE IS, AND WITH ALL FAULTS

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

THIS DOCUMENT WAS PREPARED BASED ON INFORMATION PROVIDED BY THE PARTIES HERETO. NO TITLE EXAMINATION HAS BEEN REQUESTED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT, NOR WAS ANY PROVIDED. THE PREPARER EXPRESSES NO OPINION ON TITLE TO THIS PROPERTY.

THIS DEED IS MADE AS A CORRECTION DEED IN SUBSTITUTION OF THE DEED TITLED "WARRANTY DEED WITH VENDOR'S LIEN" ("CORRECTED DEED") DATED JANUARY 3, 2013, AND RECORDED UNDER DOCUMENT NUMBER 2375599, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, TO CORRECT THE FOLLOWING INCORRECT INFORMATION: the legal description of the real property being conveyed is SUNSET VALLEY SUBDIVISION. OTHER THAN THE STATED CORRECTION, THIS DEED IS INTENDED TO RESTATE IN ALL RESPECTS THE CORRECTED DEED, AND THE EFFECTIVE DATE OF THIS CORRECTION DEED RELATES BACK TO THE EFFECTIVE DATE OF THE CORRECTED DEED.

Grantor:

SANDOVAL DEVELOPMENT, L.P.

By: SANDOVAL OPERATIONS, LLC,  
It's General Partner

By: Jose T. Sandoval  
Jose T. Sandoval, Member/Manager

Grantee:

Maria Amparo De la Rosa  
MARIA AMPARO DE LA ROSA

STATE OF TEXAS §  
COUNTY OF HIDALGO §

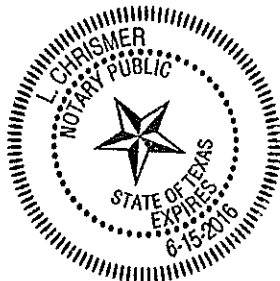
This instrument was acknowledged before me by JOSE T. SANDOVAL, in his capacity as Member/Manager of SANDOVAL OPERATIONS, LLC on April 8, 2013.



Elizabeth Cadena  
Notary Public for the State of Texas

STATE OF TEXAS §  
COUNTY OF HIDALGO §

This instrument was acknowledged before me on April 8, 2013 by MARIA AMPARO DE LA ROSA.



L. Chrismer  
Notary Public for the State of Texas