

PLANNING DEPT. PCT 3 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	ESTANISLADO VARGAS	3-10585
2.	RODOLFO NINO	3-13618
3.	GRACIELA SAUCEDA	3-13906
4.		
5.		
6.		
7.		
	COMM. COURT: JULY 23, 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: 3-10585

9/30/10

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:

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service
Inspection/Permit No: <u>No septic</u>	Authorized Signature	Authorized Signature
Date Approved: <u>7/11/13</u>		<u>1 1</u>

Name: Estanislado M. Vargas

Address: 4409 Marshall St
Mission Tx.

78574

Phone: (956) 271-3635

Water Supplier: NA

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

Account/ESI No.: 1003278946/542486
[x] Temporary Pole [] Permanent Service

regarding the land described as:

Minnesota Estates lot #20

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 11/30/93);

(verified by Roy Carter);
Roy Carter

(verified by Roy Carter);
Roy Carter

(verified by Roy Carter);
Roy Carter

(verified by Roy Carter);
Roy Carter

Roy Carter 7/10/13
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 02-19-10

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956-205-7045
956-205-7049

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

Precinct 1 2 ③ 4

Application No: 3-10585

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: Estanislado M. Vargas
Address: 4409 Marshall st.
Mission Tx.
Phone: 78574

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

Minnesota Estates lot #20

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Estanislado M. Vargas
Requesting Party (Signature)

7-10-13
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:

7/10/13
Date

[Signature]
County Official

7

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

Date: June 2, 1995

Grantor: E.M. Goodwin, Inc.

DOC# 458622

Grantor's Mailing Address (including county):

P.O. Box 513
Mission, Texas 78573
Hidalgo County, Texas

Grantee: Estanisfado Vargas
First Grantee's Social Security Number: 451-87-8515
Grantee's Home Phone Number: 210-581-8195
Grantee's Work Phone Number:
Grantee's Mailing Address (including county):

Route 10, Box 430
McAllen, Texas 78501
Hidalgo County, Texas

Consideration: Ten Dollars and other valuable consideration paid by Grantee to Grantor, the receipt of which is hereby acknowledged, and the further consideration of a note of even date that is in the principal amount of Nine Thousand Seven Hundred Forty-five and 00/100 Dollars (\$9,745.00), and is executed by Grantee, payable to the order of Grantor. It is secured by a vendor's lien retained in this deed and by a deed of trust of even date from Grantee to Robert Geissler, Trustee.

Property (including any improvements):

Lot(s) 20, Minnesota Estates Subdivision, Hidalgo County, Texas, according to the map recorded in Volume 28, Page 177, 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. 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;
2. Zoning and Building Ordinances in favor of Hidalgo County, Texas;
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;
6. All recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property;
7. Rights of adjoining owners in any walls and fences situated on a common boundary;
8. Any discrepancies, conflicts, or shortages an area or boundary lines;
9. Any encroachments or overlapping of improvements;
10. 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;
11. Easements, Rules, Regulations, and rights in favor of United Irrigation District;
12. Taxes for the year of the Contract Date, and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership;
13. Easements as set forth in Instrument dated April 13, 1992, filed for record in the Office of the County Clerk of Hidalgo, Texas under Clerk's File Number 316675;
14. Subject to 25 foot right of way along West lot lines, underground, as shown on survey plat dated March 19, 1993, prepared by Melden and Hunt, Inc., under Job No. 93003.11;
15. Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas under Clerk's File Number 350517.

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 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 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

E.M. Goodwin, Inc

BY: Robert J Goodwin

ITS: President

(Acknowledgment)

State of Texas
County of Hidalgo

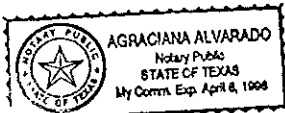
This instrument was acknowledged before me, on the 7th day of June, 1996, by Robert J Goodwin President of E.M. Goodwin, Inc., on behalf of E.M. Goodwin, Inc.

Agraciana Alvarado
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

SALESPERSON: N. Carrasco

E.M. Goodwin, Inc
P.O. Box 513
Mission, Texas 78572



Chapter 232 Texas LGC Application

APPLICATION NO:

3-10585

Sep. 29, 2010

9-30-10

COUNTY OF HIDALGO
PLANNING DEPARTMENT

PO DRAWER B EDINBURG TX 78539
TEL 318-2840 FAX 318-2844

M4658-00-000-0020-00

[1] OWNER: VARGAS, ESTANISLADO
4409 MASHAL

[7] LEGAL DESC./NAME OF SUBDIVISION
MINNESOTA ESTATES LOT 20
ZONE A-25

MISSION TX. 78574

Telephone No. 581-8195

LOCATION: 0 MINNESOTA & 5ML.

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTA

[3] WATER SYSTEM: AGUA

[9] CONSTRUCTION TYPE: BLOC

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

[10] EST. COST OF CONST.: \$15,000

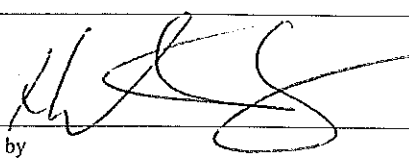
[5] SIZE OF STRUCTURE: 729 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: RES NEW HOUSE zone A

Special Conditions: No construction allowed over any easements.
MUST BRING IN FF ELEVATION BE FORE FINAL
UTILITIES & GET APP. BY FLOOD PLAIN OFFICE

FOR COUNTY USE ONLY
APPLICATION FEES


Prepared by _____ Date 9/30/10

OTHER _____
TOTAL AMOUNT \$30.00

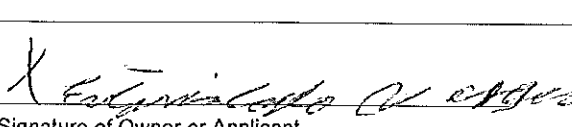
RC
Approved by _____ Date 9-30-10

Light [X] Water [X]

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

Community No.: _____

Certification of Elevation
Required: YES NO BFE


Signature of Owner or Applicant _____ Date 9/30/10

- 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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956-968-4734
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:

313618
4/26/13

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:

Rodolfo Niño

Address:

2817 Cody Ave
MISSION TX
78572

Phone:

956-330-7548

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

Water Supplier:

Agua Sud

Utility Provider:

M.V.E.C. WAEP

Account/ESI No.:

100327894

Temporary Pole

Permanent Service

regarding the land described as:

La Homa Road North Lot 37

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 12/18/14);

(verified by Sandra Cantu);

(verified by Sandra Cantu);

(verified by Sandra Cantu);

(verified by Sandra Cantu);

[Signature]
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 02-19-10

County of Hidalgo

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Mission, TX 78572
956-205-7045
956-205-7049

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

Precinct 1 2 3 4

Application No:

3-13018

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: Rodolfo Niño
Address: 2817 Cody Ave
Mission, TX 78574
Phone: 956-330-7548

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

La Homa Road North Lot 37

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Rodolfo Niño
Requesting Party (Signature)

7/11/13
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:

7/11/13
Date

Sandra Carter
County Official

1946898

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: November 17, 2008

Grantor: JUAN HERNANDEZ and spouse, ELIDIA L. HERNANDEZ

Grantor's Mailing Address ((including county):

Name: Juan Hernandez and Elidia L. Hernandez
915 Perez St.
Mission, Hidalgo County, Texas 78572

Filed for Record in:
Hidalgo County
by Arturo Guadalupe Jr.,
County Clerk

On: Nov 17, 2008 at 10:15A

As a Recording

Document Number: 1946898
Total Fees: 20.00

Grantee: Name: RODOLFO NINO and spouse, MARIA I. NINO

Receipt Number - 997781
By: Ismael Hidalgo, Deputy

Grantee's Mailing Address (including county):

Name: Rodolfo Nino and Maria I. Nino
3101 Valencia Avenue
Mission, Hidalgo County, Texas 78574-3688

Consideration: Cash and other goods and valuable consideration to the undersigned paid in hand by Grantee named, the receipt of which is hereby acknowledged.

Property (including any improvements):

Lot 37 (Thirty-Seven) LA, HOMA ROAD NORTH SUBDIVISION, according to the map or plat thereof recorded in Volume 24, Page 77, County Clerk of Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

SAVE AND EXCEPT all oil, gas and other minerals: and
SUBJECT TO any and all restrictions, covenants, conditions, leases, reservations and easements if any, relating to the Property but only to the extent they are still in effect and shown o record in Hidalgo County, Texas, and to all zoning laws; regulations and ordinances of municipal and/or governmental in effect, relating to the Property.

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 heir's 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 herein contained.

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

NO TITLE EXAMINATION OR TAX EXAMINATION WERE REQUESTED NOT PERFORMED IN CONNECTION WITH THE HEREIN DESCRIBED PROPERTY. THE PREPARER OF THIS DOCUMENT EXPRESSES NO OPINION AS TO THE TITLE OR TAXES TO THE PROPERTY. GRANTOR STATES THERE ARE NO OUTSTANDING LIENS.

Juan Hernandez Jr.
JUAN HERNANDEZ

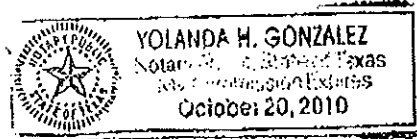
Elidia Hernandez
ELIDIA L. HERNANDEZ

(Acknowledgment)

STATE OF TEXAS
COUNTY OF Hidalgo

This instrument was acknowledged before me on the 17th day of November, 2008, by: JUAN HERNANDEZ and spouse, ELIDIA L. HERNANDEZ.

Yolanda H. Gonzalez
NOTARY PUBLIC, STATE OF TEXAS
My Commission expires: 10/20/10



AFTER RECORDING RETURN TO:

Rodolfo Nino and Maria I. Nino
3101 Valencia Avenue
Mission, Texas 78574-3688

Chapter 232 Texas LGC Application

APPLICATION NO:

3-13618

Apr. 26, 2013

COUNTY OF HIDALGO
PLANNING DEPARTMENT

PO DRAWER B EDINBURG TX 78539
TEL 318-2840 FAX 318-2844

L1155-00-000-0037-00

[1] OWNER: NINO, RODOLFO & MARIA I
3101 VALENCIA AVE

[7] LEGAL DESC./NAME OF SUBDIVISION
LA HOMA ROAD NORTH LOT 37
C-01

MISSION TX 78574

Telephone No. 330-7548

LOCATION: 0 LA HOMA RD & 2 ML

[2] CONTRACTOR: SELF

[8] SEWAGE: PUBLI

[3] WATER SYSTEM: SHAR

[9] CONSTRUCTION TYPE: OTHE

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

[10] EST. COST OF CONST.: \$108,800

[5] SIZE OF STRUCTURE: 2,237 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: NEW RES ZONE C

Special Conditions: No construction allowed over any easements.

MUST COMPLY W/ALL REGULATIONS AND SETBACKS.

FRONT 30' SIDES 6' REAR 15'
18 INCHES ABOVE TOP OF CURB.

FOR COUNTY USE ONLY
APPLICATION FEES

OTHER _____

TOTAL AMOUNT \$30.00

Light [X]

Water []

Flood Zone: NO

Panel No. /Suffix: _____

0400C

Pct: 3

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.

Sandra Cantu

Prepared by

4/26/13

Date

R. Conley

Approved by

3/28/13

Date

[Signature]

4-26-13

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.



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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: 3-13906

7/12/13

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: Graciela Sauceda

Address: 8011 Eugene
CT MISSION
TX 78574

Phone: (956) 600-3593

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 1</u>	<u>7/15/13</u>

Water Supplier: Shary-Water

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

Account/ESI No.: 100327894
 Temporary Pole Permanent Service

regarding the land described as:

La Homa Trace Lot 81

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 7/24/13;

Sandra Canter
(verified by Sandra Canter);

7/15/13 Ruben Noyes
(verified by Ruben Noyes);

7/15/13 Ruben Noyes
(verified by Ruben Noyes);

(verified by Sandra Canter);
Sandra Canter

Sandra Canter 7/15/13
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

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: 313906

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: Graciela Saucedo
Address: 8011 Eugene ct
Mission tx 78574
Phone: (956) 600-3593

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

La Hema Trace Lot 81

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Graciela Saucedo 7/15/13
Requesting Party (Signature) Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

7/15/13
Date

Sandra Cantu
County Official

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

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 LICENCE NUMBER.

Date: November 12th, 2012

Grantor: ESM Land Group L.L.C., a Texas Liability Company

Grantor's Mailing Address:
P.O. Box 727
Mission, Texas 78573

Grantee: Juan A. Ortiz & Graciela Elvira Saucedo

Grantee's Phone Number: (956) 240-3806
Grantee's Mailing Address (including county):
8103 Eugene Ct.
Mission, Texas 78574
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 Thirty Thousand Dollars and No Cents (\$30,000.00), and is executed by Grantee, payable to the order of Grantor (the "Purchase Note"). The Purchase Note is secured by a vendor's lien retained in this deed and by a deed of trust of even date to Robert Geissler, Trustee.

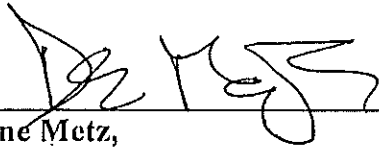
Property (including any improvements):

Lot 81, La Homa Trace Subdivision, Hidalgo County, Texas, according to the map or plat thereof recorded in volume 31, page 154, map records of Hidalgo County, Texas

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.
Rights of adjoining owners in any walls and fences situated on a common boundary;
5. Any discrepancies, conflicts, or shortages an area or boundary lines;
6. Any encroachments or overlapping of improvements;
7. 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;

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

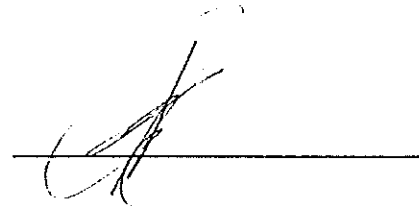
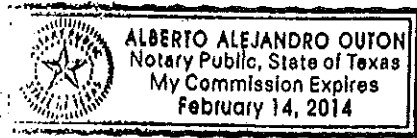


Diane Metz,
Manager ESM Land Group, LLC

Acknowledgment)

State of Texas County
of Hidalgo

This instrument was acknowledged before me on the 12th day of November, 2012 by
Diane Metz.



Notary Public, State of Texas

Chapter 232 Texas LGC Application

APPLICATION NO:

3-13906

Jul. 12, 2013

COUNTY OF HIDALGO
PLANNING DEPARTMENT

PO DRAWER B
TEL 318-2840

EDINBURG TX 78539
FAX 318-2844

L1170-00-000-0081-00

[1] OWNER: ORTIZ, JUAN A
SAUCEDA, GRACIELA ELVIRA
8103 EUGENE CT
MISSION TX 78574

Telephone No. 600-3593

[7] LEGAL DESC./NAME OF SUBDIVISION
LA HOMA TRACE LOT 81
X-29

[2] CONTRACTOR: SELF

LOCATION: 0 LA HOMA RD & 6 1/2 ML

[3] WATER SYSTEM: SHAR

[8] SEWAGE: EXIST

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

[9] CONSTRUCTION TYPE: WOOD

[5] SIZE OF STRUCTURE: 864 Sq. Ft.

[10] EST. COST OF CONST.: \$14,900

[6] USE OF BUILDING: RES MOVE IN ZONE X

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

Special Conditions: No construction allowed over any easements.
MUST COMPLY W/ALL REGULATIONS AND SETBACKS.
FRONT 25' SIDES 10' REAR 35'
18 INCHES ABOVE TOP OF CURB.

FOR COUNTY USE ONLY
APPLICATION FEES

Sandra Canter 7/12/13
Prepared by Date

OTHER _____
TOTAL AMOUNT \$30.00

R. Canter 7/12/13
Approved by Date

Light Water

Flood Zone: NO
Panel No. /Suffix: 0290D Pct: 3

Community No.: 480334

Certification of Elevation
Required: YES NO BFE

Graciela Saucedo 7-12-13
Signature of Owner or Applicant Date

- 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.