





# 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: 1-10474

### 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: Rosalva Ozueta

Address: Victoria R.D. Pine  
Street Donna  
TX. 78527

Phone: 956-7586524

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: NAWSC

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

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

regarding the land described as:

Victoria North U#2 lot#8

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 04/30/96);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);
- 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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Precinct 1 2 3 4

Application No: 1-10474

### 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: Rosalva Ozyan

Address: Victoria Rd. Pine  
Street Donna, TX 78527

Phone: 956-758-6524

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

Victoria North Ut. # 2 lot # 8

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

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

Rosalva Ozyan  
Requesting Party (Signature)

8-13-13  
Date

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

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

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

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

8/14/13  
Date

[Signature]  
County Official

# Chapter 232 Texas LGC Application

APPLICATION NO:

1-10474

Aug. 8, 2013

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

V3318-02-000-0008-00

[ 1] OWNER: OZUNA ROSALVA  
702 S. 25TH  
DONNA TX 78537

[ 7] LEGAL DESC./NAME OF SUBDIVISION  
VICTORIA NORTH UT 2 LOT 8

Telephone No. 239-6986

LOCATION: 0 VICTORIA & MILE 10

[ 2] CONTRACTOR: SELF

[ 8] SEWAGE: EXIST

[ 3] WATER SYSTEM: N AL

[ 9] CONSTRUCTION TYPE: WOOD

[ 4] PURPOSE OF APPLICATION: NEW RESIDENCE  
30-RESIDENTIAL/ADD. & RENOVATION

[10] EST. COST OF CONST.: \$35,000

[ 5] SIZE OF STRUCTURE: 6,000 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

[ 6] USE OF BUILDING: RES. ZONE X-30

**Special Conditions: No construction allowed over any easements.**  
MUST COMPLY W/ALL COUNTY SETBACKS & REG.  
FRONT 25' REAR 9' SIDES 5' FINISH FLOOR ELEV.  
18" ABOVE CENTERLINE OF STREET

### FOR COUNTY USE ONLY APPLICATION FEES

OTHER \_\_\_\_\_  
TOTAL AMOUNT . . . . . \$30.00

Light  Water

Flood Zone: NO  
Panel No. /Suffix: 0450 C Pct: 1

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.

Gilbert Peine 8/8/13  
Prepared by Date

Gilbert Peine 8/7/13  
Approved by Date

[Signature] 8-8-13  
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 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.

## SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

Date: October 27, 2010

Grantor: DANNY ARNOLD, owning, occupying and claiming other property as my homestead

Grantor's Address: P. O. Box 595, Weslaco, Hidalgo County, TX 78599-0595

Grantee: ROSALVA OZUNA and MANUEL OZUNA

Grantee's Address: 702 S. 25th, Donna, Hidalgo County, TX 78537

Consideration: TEN DOLLARS (\$10.00) 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 SEVENTEEN THOUSAND DOLLARS (\$17,000.00), 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 RICHARD S. TALBERT, Trustee.

Property (including any improvements): Lot Eight (8), Victoria North Unit #2, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 31, Page 35A, Map Records, Hidalgo County, Texas, SAVE & EXCEPT, all the oil, gas and other minerals on, in, under or that may be produced from such property.

Reservations from and Exceptions to Conveyance and Warranty:

1. Any prior reservations of all oil, gas and other minerals on, in, under or that may be produced from the subject property set forth as reflected in instruments recorded in the Office of the County Clerk of Hidalgo County, Texas.
2. Any Oil, Gas and Mineral Lease affecting the subject property which is recorded in the Office of the County Clerk of Hidalgo County, Texas.
3. Easement for ELECTRIC TRANSMISSION LINES granted to CENTRAL POWER & LIGHT COMPANY as set forth in instrument recorded in Volume 346, Page 175, Deed Records, Hidalgo County, Texas.
4. Easement for ELECTRIC TRANSMISSION LINES granted to CENTRAL POWER & LIGHT COMPANY as set forth in instrument recorded in Volume 342, Page 313, Deed Records, Hidalgo County, Texas.
5. Easement for ELECTRIC TRANSMISSION LINES granted to CENTRAL POWER & LIGHT COMPANY as set forth in instrument recorded in Volume "M", Page 621, Miscellaneous Records, Hidalgo County, Texas.
6. Easement for RIGHT OF WAY granted to DONNA IRRIGATION DISTRICT HIDALGO COUNTY NO. 1, as set forth in instrument recorded in Volume 1035, Page 567, Deed Records, Hidalgo County, Texas.
7. Easement for RIGHT OF WAY granted to HIDALGO COUNTY as set forth in instrument recorded in Volume 1037, Page 11, Deed Records, Hidalgo County, Texas.
8. Easement for UNDERGROUND TILE LINE granted to J. VICTOR FRENCH, P. JAMES RATHWELL and PETER J. RATHWELL, as set forth in instrument recorded in Volume 1564, Page 898, Deed Records, Hidalgo County, Texas.
9. Rules, Regulations, Rights-of-way and Easements in favor of DONNA IRRIGATION DISTRICT HIDALGO COUNTY NO. 1.
10. Easements and reservations as may appear upon the recorded map and dedication of said subdivision.
11. Building Restrictions recorded under Document No. 537457, Official Records, Hidalgo County, Texas.
12. Taxes for 2010 and subsequent years, payment of which Grantee assumes.

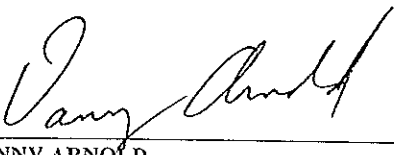
Grantor, for the consideration and subject to the reservations from, and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, 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, by, through or under Grantor but not otherwise, except as to the reservations from and exceptions to 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.

WITH THE EXCEPTION OF THE SPECIAL WARRANTY OF TITLE SET FORTH HEREIN, GRANTOR MAKES NO REPRESENTATION OR WARRANTY TO GRANTEE WITH RESPECT TO THE PROPERTY, THE FITNESS OR CONDITION OF THE PROPERTY FOR ITS INTENDED USE, COMPLIANCE WITH APPLICABLE LAW, RULES, REGULATIONS, ORDERS OR ORDINANCES OF GOVERNMENTAL AUTHORITY OR APPLICABLE INDUSTRY CODES, ACTUAL LOCATION OF IMPROVEMENTS, OR UTILITY EASEMENTS OR UTILITY LINES OR OTHERWISE WITH RESPECT TO THE PROPERTY. THE PROPERTY IS CONVEYED IN AS-IS, WHERE-IS CONDITION.

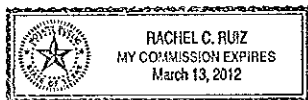
When the context requires, singular nouns and pronouns include the plural.

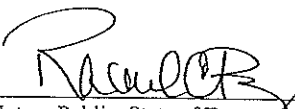
  
\_\_\_\_\_  
DANNY ARNOLD

(Acknowledgment)

State of Texas  
County of Hidalgo

This instrument was acknowledged before me on the 17<sup>th</sup> day of March, 2011, by DANNY ARNOLD.



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

PREPARED BY:

Law Office of Richard S. Talbert  
612 S. Texas  
Weslaco, TX 78596-6222  
(956) 968-1578  
(956) 968-0698 (Fax)

File/GF No. 1984.8-2

AFTER RECORDING RETURN TO:

Mrs. Rosalva Ozuna  
Mr. Manuel Ozuna  
702 S. 25th  
Donna, TX 78537

www.mataseptic@yahoo.com

OFFICE:682-7875 & CELL:778-7231

JUNE 28, 2013

RE: INSPECTION OF AN EXISTING ON-SITE SEWERAGE  
FACILITY

LOCATED AT : VICTORIA RD. & PINE STREET  
DONNA, TX. 78537  
(956) 464-2393

PROPERTY OWNER: ROSALVA OZUNA

LEGAL DESCRIPTION OF PROPERTY : RE-SUBDIVISION VICTORIA NORTH #2 LOT # 8  
THE ON-SITE SEWAGE FACILITY LOCATED AT THE ABOVE REFERENCE LOCATION WAS  
WORKING PROPERLY AT THE TIME OF INSPECTION.

THE FACILITY CAN BE EXPECTED TO WORK PROPERLY WITH PROPER USE AND  
MAINTENANCE.

SEPTIC TANK INFO:

NUMBER OF TANKS: 2-500 GAL TANK

DISPOSAL SYSTEM INFO:

TYPE OF DISPOSAL: ABSORTION DRAINFIELD

SIZE OF DISPOSAL AREA: 720'SQ. FT. (108'INFILTRATOR PANELS DRAINFIELD)

I CERTIFY THAT THE FINDINGS OF THIS INSPECTION ARE AT THE BEST OF MY FIELD  
OBSERVATIONS AND ARE ACCURATE TO THE BEST OF MY ABILITY.

RESPECTFULLY,

  
ISAAC MATA  
PROFESSIONAL INSTA... # 0S4378  
PROFESSIONAL SITE EVALUATOR # 0S001121