

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	Jaime García	4-12391
2.	Graciela Bautista	4-11271
3.	Luis A. Santana	4-12632
4.	Salvador Cantu	4-12661
5.	Ruperto Rodriguez	4-12658
	COMM. COURT: August 20, 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: 4-12391

### 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: Jaime Garcia

Address: 3734 MURDOCH ST  
Edinburg Tx  
78541

Phone: 956-380-2007

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	<u>Charles Raul</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	_____	<u>45642</u>
	<u>1 1</u>	<u>8 112 113</u>

Water Supplier: N/A

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

Account/ESI No.: 100327894 09521225  
[ ] Temporary Pole [ ] Permanent Service

regarding the land described as:

Tierra Buena #2 Lot 46

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 12-28-82);  
 (verified by Flore W. Castillo);  
 (verified by Charles Raul);  
 (verified by Charles Raul);  
 (verified by Flore W. Castillo)

Flore W. Castillo  
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: 4-12391

### 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: Jaime Garcia

Address: 3734 Muñoz St  
Edinburg TX 78541

Phone: 380-2007

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

Tierra Buena # 2 Lot. 44

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

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

Jaime Garcia . 08/12/13  
Requesting Party (Signature) Date

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

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

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

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

8/12/13  
Date

Floreo Castillo  
County Official

**WARRANTY DEED WITH VENDOR'S LIEN**

CONFORMS TO STATE BAR FORM 2253 REV. 10-85

Date: April 9, 2007

Grantor: MANUEL BERRONES and wife, JUANITA BERRONES

Grantor's Mailing Address (including county): 1421 Fernvale Ave.  
Sebring, Florida 33870-2920  
Highlands County

Grantee: JAIME GARCIA and wife, ALMA LAURA RECIO GARCIA

Grantee's Mailing Address (including county): Route 4, Box 781-V  
Edinburg, Texas 78540  
Hidalgo County

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and a note of even date that is in the principal amount of SEVENTEEN THOUSAND AND NO/100 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 JOHN ROBERT KING, Trustee.

Property (including any improvements):  
Lots 46 and 47, TIERRA BUENA NO. 2, Hidalgo County, Texas according to map thereof recorded in Volume 23, Page 12, Map Records of Hidalgo County, Texas.

Reservation from and Exceptions to Conveyance and Warranty:  
Subject To:

Restrictions set out on map recorded in Volume 23, Page 12, Map Records of Hidalgo County, Texas.

Right-of-Way Easement granted by Ben L. Fithian to Magic Valley Electric Cooperative, Inc., by instrument dated October 16 1967, recorded in Volume 1195, Page 973, Deed Records of Hidalgo County, Texas.

Right-of-Way Easement granted by Michael Snider and wife, Peggy Snider, to Sharyland Water Supply by instrument dated April 22 1980, recorded in Volume 1670, Page 973, and Volume 1792, Page 50, both in the Deed Records of Hidalgo County, Texas.

Right-of-Way Easement granted by Michael L. Snider and wife Peggy Snider, to Magic Valley Electric Cooperative, Inc., by instrument dated September 21, 1981, recorded in Volume 1802 Page 848, and Volume 1828, Page 766, both in the Deed Records of Hidalgo County, Texas.

A ten foot (10') Utility and Irrigation Easement along the rear of subject property as shown on plat recorded in Volume 23, Page 12, Map Records of Hidalgo County, Texas. (as to both Lots)

Easements, rights, rules, and regulations in favor of Santa Cruz Irrigation District No. 15.

Easements, or claims of easements, which are not of public record.

Oil and Gas Lease dated July 31, 1979, from William Jacob Doyle II, to Harry Le Marie recorded in Volume 384, Page 351, Volume 384, Page 355, Volume 384, Page 843, Volume 384, Page 847, Volume 384, Page 851, Volume 384, Page 864, Volume 385, Page 42, Volume 385, Page 282, and re-filed in Volume 386, Page 238, Volume 385, Page 286, Volume 385, Page 737, Volume 385, Page 741, Volume 385, Page 745, Volume 385, Page 882, Volume 385, Page 890, and Volume 387, Page 234, Oil and Gas Lease Records of Hidalgo County, Texas.

All oil, gas, and other minerals reserved and/or conveyed in Deeds recorded in Volume 832, Page 288, and Volume 951, Page 506, both in the Deed Records of Hidalgo County, Texas.

All ad valorem taxes for the year 2007 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 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 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, and plural nouns and pronouns include the singular.

CHARGE SIERRA TITLE  
STC 18 GF# 312422


Manuel Berrones  
MANUEL BERRONES

Juanita Berrones  
JUANITA BERRONES

(Acknowledgment)

STATE OF Florida  
COUNTY OF Highlands

This instrument was acknowledged before me on the 11th day of April, 2007, by MANUEL BERRONES.


NOTARY PUBLIC-STATE OF FLORIDA  
 Maryury Y. March  
Commission # DD353574  
Expires: SEP 08, 2008  
Bonded Thru Atlantic Bonding Co., Inc.

Maryury Y. March  
Notary Public, State of  
Notary's name (printed):  
Notary's commission expires:

(Acknowledgment)

STATE OF Florida  
COUNTY OF Highlands

This instrument was acknowledged before me on the 11th day of April, 2007, by JUANITA BERRONES.

NOTARY PUBLIC-STATE OF FLORIDA  
 Maryury Y. March  
Commission # DD353574  
Expires: SEP 08, 2008  
Bonded Thru Atlantic Bonding Co., Inc.

Maryury Y. March  
Notary Public, State of  
Notary's name (printed):  
Notary's commission expires:

# Chapter 232 Texas LGC Application

APPLICATION NO:

4-12391F

May. 6, 2013

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

T4750-02-000-0046-00

[ 1 ] OWNER: GARCIA, JAIME & ALMA L. RECI

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
TIERRA BUENA #2 LOT 46

3730 MUNOZ ST.  
EDINBURG, TX. 78541

Telephone No. 380-2007

LOCATION: 0 M. CRISTO & BIG FIVE

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: EXIST

[ 3 ] WATER SYSTEM: SHAR

[ 9 ] CONSTRUCTION TYPE: WOOD

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

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

[ 5 ] SIZE OF STRUCTURE: 720 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

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

**Special Conditions: No construction allowed over any easements.**

MUST COMPLY W/ALL REGULATIONS & SETBACKS  
FRONT 25' SIDE'S 6' REAR 15' FINISH FLOOR OF ELEV  
18"

**FOR COUNTY USE ONLY  
APPLICATION FEES**

OTHER \_\_\_\_\_

TOTAL AMOUNT . . . . . \$30.00

Light

Water

Flood Zone: NO

Panel No. /Suffix: 0425 C

Pct: 4

Community No.: 480334

Certification of Elevation

Required:  YES  NO  BFE

- A. Setbacks front, side & rear shall be in any deed restrictions.
- B. No more than one single family residence per lot.
- C. Applicant shall comply with all of the plat and/or deed restrictions and requirements affecting the lot.
- D. Permit fee shall be doubled for construction commencing or structures moved in prior to obtaining a permit.
- E. Applicant/owner states that no structures exist on this tract of land. If found in violation, permit may be revoked.

Flav. Castillo

5/6/13

Prepared by

Date

Rudy Rin

4/25/13

Approved by

Date

Jaime Garcia

May/05/13

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.



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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: 4-11271

X-29

### 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 Bautista

Address: 712 Tortolita  
Edinburg, Tx  
78542

Phone: 214-623-7007

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		<u>43852</u>
Date Approved:	<u>1 / 1</u>	<u>8 / 12 / 13</u>

Water Supplier: NAWSC

Utility Provider:  M.V.E.C.     AEP

Account/ESI No.: NA  
 Temporary Pole     Permanent Service

regarding the land described as:

San Cristobal Ph 2 Lot 158

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; 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 7-8-92);  
(verified by Jose Castillo)

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature])

Jose Castillo  
Planning Department Authorized Signature

\_\_\_\_\_  
Hidalgo County Judge

\_\_\_\_\_  
Date

ATTEST: \_\_\_\_\_  
Hidalgo County Clerk

\_\_\_\_\_  
Date



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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: 4-11271

### 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 Bautista

Address: 712 Tortolita  
Edinburg Tx 78542

Phone: (214) 63-7007

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

San Cristobal #2 lot 158

#### 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 Bautista  
Requesting Party (Signature)

8-9-13  
Date

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

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

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

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

8/12/13  
Date

Flora Castillo  
County Official

## 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 LICENSE NUMBER.**

Date: December 30, 2011

Grantor: San Cristobal Partnership

Grantor's Mailing Address (including county):

5711 North 10th Street  
McAllen, Texas 78504  
Star County, Texas

Grantee: Graciela Bautista

712 Tortolita  
Edinburg, TX 78542  
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, and the further consideration of a note of even date that is in the principal amount Twenty Eight Thousand Dollars and 00/100ths (\$28,000.00) and is executed by Grantee, payable to the order of San Cristobal Partnership. The note is secured by a vendor's lien retained in favor of San Cristobal Partnership in this deed and by a deed of trust of even date from Grantee to William A. Schwarz, Trustee.

Property (including any improvements):

Lot(s)158 San Cristobal Subdivision Phase Two, Hidalgo County, Texas as per the map or plat thereof on file and of record in Volume 49, Pages 103 through 107, Map Records, Hidalgo County, Texas

Reservations from and Exceptions to Conveyance and Warranty:

1. Mineral reservations and conveyances of record.
2. Easements of record.
3. Subdivision restrictions of record as instrument number 1413640, Official Records, Hidalgo County, Texas.

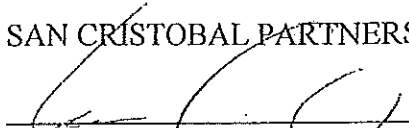
Grantor, for the consideration and subject to the reservations from, and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, 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.

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.

SAN CRISTOBAL PARTNERSHIP

  
By: William A. Schwarz, General Partner

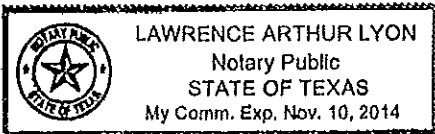
(Acknowledgment)

State of Texas §

§

County of Hidalgo §

This instrument was acknowledged before me on the 30<sup>th</sup> day of December, 2011, by WILLIAM A. SCHWARZ, General Partner, SAN CRISTOBAL PARTNERSHIP, a Texas partnership, on behalf of said partnership.



  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:  
San Cristobal Subdivision  
5711 N. 10<sup>th</sup> Street  
McAllen, Texas 78504

# Chapter 232 Texas LGC Application

APPLICATION NO:  
4-11271  
Jan. 26, 2012

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

S0557-02-000-0158-00

[1] OWNER: BAUTISTA, GRACIELA  
712 TORTOLITA  
EDINBURG, TX. 78542  
Telephone No.

[7] LEGAL DESC./NAME OF SUBDIVISION  
SAN CRISTOBAL #2 LOT 158

[2] CONTRACTOR: SELF

LOCATION: 0 TOWER & CURVE

[3] WATER SYSTEM: N A L

[8] SEWAGE: EXIST

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

[9] CONSTRUCTION TYPE: WOOD

[5] SIZE OF STRUCTURE: 576 Sq. Ft.

[10] EST. COST OF CONST.: \$2,500

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

[11] SPECIAL FLOOD HAZARD AREA:  YES  NO

**Special Conditions: No construction allowed over any easements.**  
MUST COMPLY W/ALL REGULATIONS & SETBACKS  
FRONT 15' SIDE'S 6' REAR 40' FINISH FLOOR OF ELEV.  
18" OF STREET.

### FOR COUNTY USE ONLY APPLICATION FEES

Paul Castillo 1-26-12  
Prepared by Date

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

Wm Hernandez 1-25-12  
Approved by Date

Light [X] Water [X]

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

Community No.: 420334

Certification of Elevation  
Required:  YES  NO  BFE

Graciela Bautista 8-09-13  
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.



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956-205-7045  
956-205-7049

Precinct 1 2 3 4

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

Application No: 4-12632

### 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: Luis A. Santana

Address: 3830  
~~Appaloosa St~~  
Edinburg TX 78542

Phase 1 Lot 66. Los Nogales

Phone: 832-397-7425

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		<u>Sewer Service</u>
Date Approved:	<u>1 1</u>	<u>8 19 13</u>

Water Supplier: North Alamo

Utility Provider:  M.V.E.C.      AEP

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

regarding the land described as: Los Nogales #1 Lot 66

on \_\_\_\_\_, 20\_\_\_\_, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

Fill in "yes" or "no" in each blank

- yes A plat has been prepared;
- yes A plat has been reviewed and approved by the Commissioners Court;
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;
- 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 10/16/01);  
Flora Castillo  
(verified by Flora Castillo)

(verified by [Signature]);

(verified by [Signature]);

(verified by Flora Castillo)

Flora Castillo  
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST: \_\_\_\_\_  
Hidalgo County Clerk

Date



# PLANNING DEPARTMENT

Rev. 02-19-10

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Precinct 1 2 3 4

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

Application No: U-18032

### 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: Luis A. Santana

Address: 3830 Appalosa St

Edinburg TX 78542

Phone: 832-397-7425

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

Los Nogales # 1 Lot 111

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

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

Luis A. Santana  
Requesting Party (Signature)

8-6-13  
Date

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

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

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

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

8/2/13  
Date

Flora Castillo  
County Official

# Chapter 232 Texas LGC Application

APPLICATION NO:

4-12632

Aug. 1, 2013

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

L6305-00-000-0066-00

[ 1 ] OWNER: LUIS ANGEL SATANA  
ZONE X  
8029 CONSTELLATION LN.  
HOUSTON TX 77075  
Telephone No. 316-4066

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
LOS NOGALES PH.1 LOT#66  
832-397-7425

[ 2 ] CONTRACTOR: SELF

LOCATION: 0 MILE 17 AND KENYON

[ 3 ] WATER SYSTEM: N AL

[ 8 ] SEWAGE: PUBLI

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

[ 9 ] CONSTRUCTION TYPE: BLOC

[ 5 ] SIZE OF STRUCTURE: 1,800 Sq. Ft.

[ 10 ] EST. COST OF CONST.: \$40,000

[ 6 ] USE OF BUILDING: RESIDENTIAL

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

**Special Conditions: No construction allowed over any easements.**  
MUST COMPLY WITH ALL COUNTY, STATE, CITY, FEMA  
REGULATIONS FRONT-25' REAR-27 SIDES-6'

## FOR COUNTY USE ONLY APPLICATION FEES

Rodolfo Rio 8-1-13  
Prepared by Date

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

Rodolfo Rio 8-1-13  
Approved by Date

Light (X) Water (X)

Flood Zone: NO  
Panel No. /Suffix: 180334 Pct: 4

Community No.: 0325D

Certification of Elevation  
Required:  YES  NO  BFE

\* Ramiro Santana \* 8-1-13  
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.

1417888

**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 WITH VENDOR'S LIEN**

**Date:** October 12, 2004

**Grantor:** PIEDRA GRANDE, INC., A TEXAS CORPORATION

**Grantor's Mailing Address:**

PIEDRA GRANDE, INC., A TEXAS CORPORATION  
907 South Cage  
Pharr, Texas 78577  
Hidalgo County

**Grantee:** LUIS ANGEL SANTANA and wife, AZUCENA SANTANA

**Grantee's Mailing Address:**

LUIS ANGEL SANTANA and wife, AZUCENA SANTANA  
8029 Constellation  
Houston, Texas 77075  
Harris County

**Consideration:** TEN AND NO/100 DOLLARS and other good and valuable consideration and the further consideration of a note of even date, that is in the principal amount of ELEVEN THOUSAND NINE HUNDRED AND 00/100 DOLLARS (\$11,900.00) 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 DENISE YVETTE GUERRA, Trustee

**Property (including any improvements):**

Lot (66), LOS NOGALES SUBDIVISION PHASE I, Hidalgo County, Texas, according to the map thereof recorded in Volume 38, Pages 130-133, Map Records of Hidalgo County, Texas.

**Reservations from Conveyance:**

All oil, gas leases and drilling agreement of records, if any;

Easements of record, if any;

Easements and conditions as may be contained in plat of said subdivision, if any.

Easements, rights, rules, and regulations in favor of pertaining water district, if any.

All visible easements and restrictions of record, if any.

Taxes for the year 2001 and subsequent years which Grantee assumes and agrees to pay.

Ownership of all oil, gas and other minerals; and right of all parties claiming by, through or under said mineral owner(s).

**Exceptions to Conveyance and Warranty:**

To the extent they validly exist:

1. A lien securing a promissory note in the original principal amount of SIX HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$650,000.00), described in and secured by a deed of trust recorded in County Clerk File No. 1133780, of the Official Records of Hidalgo County, Texas. Grantee does not assume payment of the note or liability under any instrument securing the note.

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.

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 will become absolute.

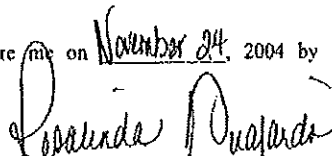
When the context requires, singular nouns and pronouns include the plural.

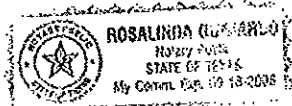
  
HECTOR GUERRA, Vice President

ACKNOWLEDGMENT

STATE OF TEXAS        )  
COUNTY OF HIDALGO )

This instrument was acknowledged before me on November 24, 2004 by  
HECTOR GUERRA, Vice President.

  
Notary Public, State of Texas



PREPARED IN THE OFFICE OF:

GUERRA CONSTRUCTION  
907 South Cage  
Pharr, Texas 78577

AFTER RECORDING RETURN TO:

LUIS ANGEL SANTANA and wife, AZUCENA SANTANA  
8029 Constellation  
Houston, Texas 77075



# 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: 4-12661

### 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: Salvador Canales

Address: P.O. Box 1712  
Roma, TX 78584

Phone: 956-257-1281

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 / 1</u>	<u>8 13 13</u>

Water Supplier: ~~NA~~ MHWSC

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

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

regarding the land described as: South Tower Estates lot 394

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; 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 4-13-04)  
 (verified by Raul Canales)  
Raul Canales 8-12-13  
 (verified by Raul Canales)  
Raul Canales 8-12-13  
 (verified by Raul Canales)  
Raul Canales  
 (verified by Raul Canales)

Raul Canales  
Planning Department Authorized Signature

\_\_\_\_\_  
Hidalgo County Judge

\_\_\_\_\_  
Date

ATTEST: \_\_\_\_\_  
Hidalgo County Clerk

\_\_\_\_\_  
Date



# 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: 4-12-13

### REQUEST FOR HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

In my status and for the land indicated below, which is located outside of any municipality, I request that the Hidalgo County Commissioners Court make the determinations regarding plat and utility status described in Texas Local Government Code § 232.028(b) and issue a certificate of such determinations:

#### PARTY MAKING REQUEST:

Name: Salvador Cantú

Address: P.O. Box 1712

Roma Tx 78584

Phone: 956-257-1281

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

South Tower Estates Lot 396

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

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

Salvador Cantú  
Requesting Party (Signature)

8/12/13  
Date

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

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

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

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

8/13/13  
Date

How Castillo  
County Official

# Chapter 232 Texas LGC Application

APPLICATION NO:  
4-12661  
Aug. 9, 2013

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

S4770-00-000-0396-00

[ 1 ] OWNER: CANTU, SALVADOR

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
SOUTH TOWER ESTATES LOT 396

P.O. BOX 1712  
ROMA, TX. 78584

Telephone No. 257-1281

LOCATION: 0 TOWER & RANCHO BLANCO

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: PUBLI

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: WOOD

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

[ 10 ] EST. COST OF CONST.: \$8,000

[ 5 ] SIZE OF STRUCTURE: 1,104 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

[ 6 ] USE OF BUILDING: RESIDENTIAL MOBILE HOME

**Special Conditions: No construction allowed over any easements.**  
MUST COMPLY WITH ALL COUNTY, STATE, CITY, FEMA  
REGULATIONS FRONT-20' REAR-34' EAST SIDE-6'  
WEST SIDE-34'

## FOR COUNTY USE ONLY APPLICATION FEES

*Rodolfo Ros* 8-9-13  
Prepared by Date

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

*Rodolfo Ros* 8-9-13  
Approved by Date

Light [X] Water [X]

Flood Zone: NO  
Panel No. /Suffix: 180334 Pct: 2

Community No.: 0425-P

Certification of Elevation  
Required:  YES  NO  BFE

*Salvador Cantu* 8-9-13  
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.

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**Warranty Deed with Vendor's Lien**

**Date:** August 1, 2013

**Grantor:** Sylvia Hernandez

**Grantor's Mailing Address:**

720 W. Palma Vista Dr. # 1  
Palmview Texas 78572  
Hidalgo County

**Grantee:** Salvador Cantu

**Grantee's Mailing Address:**

P.O. Box 1712  
Roma, Texas 78584  
Starr County

**Consideration:**

Cash and a note of even date executed by Grantee and payable to the order of Grantor in the principal amount of TWENTY TWO THOUSAND AND NO/100 DOLLARS (\$22,500.00) The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to Sylvia Hernandez, trustee.

**Property (including any improvements):**

**TRACT 1: SOUTH TOWER ESTATES, LOT #396, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN THE OFFICE OF THE COUNTY CLERK OF HIDLAGO, TEXAS, AND MORE PARTICULARLY DESCRIBED IN THAT WARRANTY DEED WITH VENDOR'S LIEN DATES JULY 21, 1995 IN DOCUMENT NUMBER 465901, OFFICIAL RECORDS, HIDALGO COUNTY TEXAS.**

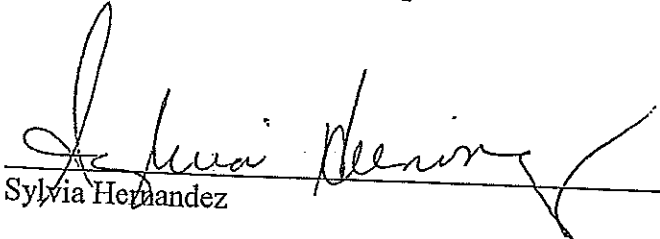
**Reservations and Exceptions to Conveyance and Warranty:**

None

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.

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 will become absolute.

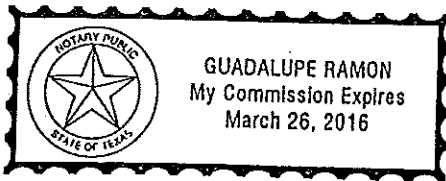
When the context requires, singular nouns and pronouns include the plural.

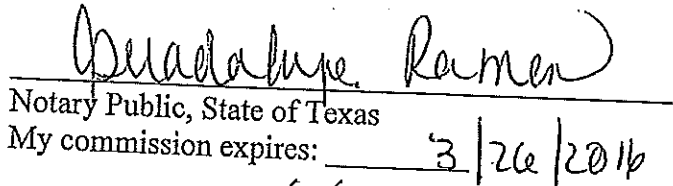
  
Sylvia Hernandez

STATE OF TEXAS )

COUNTY OF HIDALGO )

This instrument was acknowledged before me on Aug. 1, 2013, 2013, by Sylvia Hernandez.



  
Notary Public, State of Texas  
My commission expires: 3/26/2016

PREPARED IN THE OFFICE OF:  
ROBERT PUENTE LAW OFFICE  
606 N. MCCOLL RD.  
MCALLEN, TEXAS 78501  
Tel: (956) 618-9904  
Fax: (956) 618-1490



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 02-19-10

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: 4-12658

### 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: Ruperto Rodriguez

Address: 1310 Village Dr  
Edinburg TX, 78541

Phone: (956) 589-0562  
(956) 929-1671

regarding the land described as:  
Seminary village lot 17

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 1</u>	<u>Re-Install</u> <u>8 19 13</u>

Water Supplier: DPA

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

Account/ESI No.: 100-32-78-94-17-34-72-76  
[ ] Temporary Pole [ ] Permanent Service  
Mobile Home

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; water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;
- no an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable;
- yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023;
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(Date approved 8-20-85);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST: [Signature]  
Hidalgo County Clerk

Date



# 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.  
Westlaco, TX 78596  
956-968-4734  
956-973-7850

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

Precinct 1 2 3 4

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

Application No: 4-62658

### 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: Ruperto Rodriguez

Address: 1310 Village Dr

Edinburg TX, 78541

Phone: (956) 587-2542  
(956) 909-1671

IDENTIFICATION OF LAND (e.g., lot and block number of recorded subdivision, designation on plat, address, description in deed, etc.): Seminary Village Lot, 17

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

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

Ruperto Rodriguez  
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) plat

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

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

8/12/13  
Date

Floro Castillo  
County Official

XO/ct  
13-000V1#6

**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.

## GIFT WARRANTY DEED

**Date:** February 4, 2013

**Grantor(s):** JOSE C. RODRIGUEZ and wife, RAMONA RODRIGUEZ

**Grantors' Mailing Address:** 1322 Village Drive  
Edinburg, Texas 78541  
Hidalgo County

**Grantee:** RUPERTO RODRIGUEZ, a single man

**Grantee's Mailing Address:** 1322 Village Drive  
Edinburg, Texas 78541  
Hidalgo County

**Consideration:** One Dollar (\$1.00) and all the love and affection which Grantors hold for Grantee herein.

**Property (including any improvements):**

Lot Seventeen (17), SEMINARY VILLAGE SUBDIVISION, Hidalgo County, Texas, as shown by the map or plat thereof recorded in Volume 24, Page 126-B, Map Records of Hidalgo County, Texas, to which reference is here made for all pertinent purposes.

SAVE AND EXCEPT the East 1/4 of subject property, conveyed by instrument dated March 12, 2001, recorded under Document No. 964012, Official Records, Hidalgo County, Texas.

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

1. Subdivision regulations of the County of Hidalgo and/or ordinances or regulations of the city holding extra territorial jurisdiction of said property.
2. Statutory rights, rules, regulations, easements and liens in favor of Santa Cruz Irrigation District No. 15, pursuant to applicable sections of the Texas Water Code.
3. Utility easement, ten (10') feet in width, across the rear of subject property as shown by map or plat thereof recorded in Volume 24, Page 126-B, Map Records of Hidalgo County, Texas.
4. Easements and reservations as shown according to the map or plat thereof recorded in Volume 24, Page 126-B, Map Records of Hidalgo County, Texas.
5. Oil, Gas and Mineral Lease dated March 8, 1979, filed April 20, 1979, recorded in Volume 380, Page 996, Oil and Gas Records of Hidalgo County, Texas, together with all rights incident to the owners and lessees of the minerals.
6. Oil, Gas and Mineral Lease dated March 8, 1979, filed April 20, 1979, recorded in Volume 380, Page 1000, Oil and Gas Records of Hidalgo County, Texas, together with all rights incident to the owners and lessees of the minerals.
7. Oil, Gas and Mineral Lease dated March 8, 1979, filed May 21, 1979, recorded in Volume 381, Page 788, Oil and Gas Records of Hidalgo County, Texas, together with all rights incident to the owners and lessees of the minerals.
8. Oil, Gas and Mineral Lease dated March 8, 1979, filed May 21, 1979, recorded in Volume 381, Page 793, Oil and Gas Records of Hidalgo County, Texas, together with all rights incident to the owners and lessees of the minerals.
9. All oil, gas, and other minerals other than 1/8th of 1/8th non-participating royalty interest as set forth in instrument recorded in Volume 647, Page 487, Deed Records of Hidalgo County, Texas, together with all rights incident to the owners and lessees of the minerals.
10. All oil, gas, and other minerals as set forth in instrument recorded in Volume 1841, Page 83, Deed Records of Hidalgo County, Texas, together with all rights incident to the owners and lessees of the minerals.
11. All leases, grants, exceptions or reservations of coal, ignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing the Public Records.
12. Zoning and building ordinances in favor of the County of Hidalgo.

Grantor, for the consideration and subject to the reservations from conveyance and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee all of Grantor's interest in the property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and 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 when the claim is by, through, or under Grantor but not otherwise, except as to the reservations from conveyance and exceptions to conveyance and warranty.

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

*Jose C. Rodriguez*  
\_\_\_\_\_  
JOSE C. RODRIGUEZ

*Ramona Rodriguez*  
\_\_\_\_\_  
RAMONA RODRIGUEZ

*This instrument was prepared based on information furnished by the parties, and no independent title search has been made.*

{Certificate of Acknowledgment}

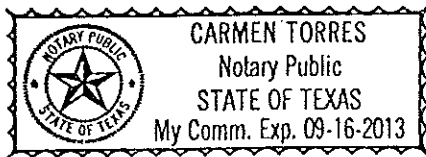
THE STATE OF TEXAS \*

COUNTY OF HIDALGO \*

Before me, a notary public in and for the state of Texas, on this day personally appeared JOSE C. RODRIGUEZ and wife, RAMONA RODRIGUEZ, who proved to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 5<sup>th</sup> day of February, 2013.

*Carmen Torres*  
\_\_\_\_\_  
Notary Public, State of Texas



PREPARED IN THE LAW OFFICE OF:  
PRESTIA & ORNELAS  
P. O. Box 876  
Edinburg, Texas 78540-0876  
(956) 383-6251

Chapter 232 Texas LGC Application

APPLICATION NO: 4-12658 Aug. 9, 2013

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

S2430-00-000-0017-05

[ 1 ] OWNER: RODRIGUEZ, RUPERTO 1322 VILLAGE DR. EDINBURG, TX. 78541 Telephone No. 929-1671

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION SEMINARY VILLAGE W70.11' LOT 1

LOCATION: 0 M. CRISTO & SEMINARY

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: EXIST

[ 3 ] WATER SYSTEM: OTHE

[ 9 ] CONSTRUCTION TYPE: META

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

[ 10 ] EST. COST OF CONST.: \$9,500

[ 5 ] SIZE OF STRUCTURE: 924 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA: YES NO

[ 6 ] USE OF BUILDING: RESIDENTIAL-MOBILE-HOME

Special Conditions: No construction allowed over any easements. MUST COMPLY WITH ALL COUNTY, STATE, CITY, FEMA REGULATIONS FRONT-25' REAR-15' SIDES-6'

FOR COUNTY USE ONLY APPLICATION FEES

Prepared by [Signature] Date 8-9-13

OTHER TOTAL AMOUNT \$60.00

Approved by [Signature] Date 8-9-13

Light [X] Water [X] Flood Zone: NO Panel No. /Suffix: 48033K Pct: 4

Signature of Owner or Applicant [Signature] Date 8-9-13

Community No.: 0325-D Certification of Elevation Required: YES NO BFE

- A. Setbacks front, side & rear shall be in any deed restrictions. B. No more than one single family residence per lot. C. Applicant shall comply with all of the plat and/or deed restrictions and requirements affecting the lot. D. Permit fee shall be doubled for construction commencing or structures moved in prior to obtaining a permit. E. Applicant/owner states that no structures exist on this tract of land. If found in violation, permit may be revoked.

[ NOTICE ]

SEPARATE PERMITS ARE REQUIRED FOR SEPTIC TANKS. THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS. OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF ONE YEAR AT ANYTIME AFTER WORK IS COMMENCED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND REGULATIONS GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.