

PLANNING DEPT. PCT 3 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	JUAN M. GONZALEZ JR.	3-14039
2.	REYMUNDO SANDOVAL	3-14050
3.		
4.		
5.		
6.		
7.		
	COMM. COURT: SEPTEMBER 10, 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:

3-14039
8/28/13

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: Juan M Gonzalez Jr

Address: 7321 Buckhorn Dr
Mission TX
78572

Phone: (957) 222-8081

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

Water Supplier: Mud #1

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

Account/ESI No.: 100 327894-
 Temporary Pole Permanent Service

regarding the land described as: Villa-Rama East Ph 2 Lot 342,

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 8/19/97);

(verified by Sandra Cantu
Sandra Cantu

(verified by Sandra Cantu

(verified by Sandra Cantu

(verified by Sandra Cantu;

Sandra Cantu 8/28/13
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 02-19-10

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

Precinct 1 2 3 4

Application No:

3-14039
8/28/13

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: Juan M. Gonzalez Jr

Address: 7221 Buckhorn Dr.
Mission TX, 78572

Phone: (956) 222-8081

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

Villa-Rama East Ph 3 Lot 342

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Juan M. Gonzalez Jr
Requesting Party (Signature)

8/28/13
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:

8/28/13
Date

Sandra Carter
County Official

The State of Texas,
County of HIDALGO

} Know All Men by These Presents:

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 DRIVERS'S LICENSE NUMBER.

THAT Jose Guadalupe Cardenas

of the County of Hidalgo State of Texas

COPY
for and in consideration

of the sum of Ten and No/100 ----(\$10.00) ----- DOLLARS
And other Good and Valuable consideration.
to in hand paid by : Juan M. Gonzalez, Jr.
(a single person)

as follows:

Property (including improvements)
Villa-Rama East PH 3, Lot 342, An Addition to the City of Mission, Hidalgo County, Texas, as shown by the Map or Plat thereof recorded in Volume 32, Page 13, Map Records of Hidalgo County, Texas.
Information taken from Document No: 2163184, filed for the the record on 12-16-2010 @ 12:43 p.m.

ha ve Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey, unto the said
Juan M. Gonzalez, Jr.

whose mailing address is 4219 Wintex Lane ---- City of Mission 78572
of the County of Hidalgo State of Texas all that certain

Reservations From and Exceptions to Conveyance & Warranty:

See Exhibit "A", Attachment and part of this Warranty Deed.

NO TITLE OR TAX EXAMINATION WAS REQUESTED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT, NOR WAS ANY MADE. THIS INSTRUMENT WAS PREPARED BASED ON THE INFORMATION PROVIDED BY THE PARTIES. THE PREPARER EXPRESSES NO OPINION ON THE TITLE OF THIS PROPERTY.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said

Juan M. Gonzalez, Jr.

heirs and assigns forever and do hereby bind

heirs, executors and administrators, to Warrant and Forever Defend, all and singular the said premises unto the said

Juan M. Gonzalez, Jr.

heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof,

WITNESS my hand at Mission, TEXAS
this 29th day of April, 2011.
Witness at Request of Grantor:

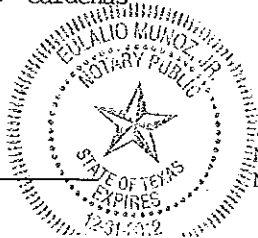
Jose G. Cardenas
Jose G. Cardenas

STATE OF TEXAS
COUNTY OF HIDALGO

(Acknowledgment)

This instrument was acknowledged before me on the 29th day of April, 2011
by Jose Guadalupe Cardenas

My commission expires:
December 31, 2012.



Eulalio Munoz Jr.
Notary Public, State of Texas
Notary's printed name: Eulalio Mrocz, Jr.

Chapter 232 Texas LGC Application

APPLICATION NO:
3-14039
Aug. 28, 2013

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

V3440-03-000-0342-00

[1] OWNER: GONZALEZ, JUAN M JR.
7321 BUCKHORN DR

[7] LEGAL DESC./NAME OF SUBDIVISION
VILLA-RAMA EAST PH 3 LOT 342
C-01

MISSION, TX 78572

Telephone No. 222-8081

LOCATION: 0 EXP 83 & SHOWERS

[2] CONTRACTOR: SELF

[8] SEWAGE: PUBLI

[3] WATER SYSTEM: OTHE

[9] CONSTRUCTION TYPE: BLOC

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

[10] EST. COST OF CONST.: \$80,000

[5] SIZE OF STRUCTURE: 2,535 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

Special Conditions: No construction allowed over any easements.

MUST COMPLY W/WALL REGULATIONS AND SETBACKS.

FRONT 20' 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 Carter 8/28/13
Prepared by Date

R. Carter 8/27/13
Approved by Date

Juan M. Gonzalez 8/28/13
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.



PLANNING DEPARTMENT

Rev. 02-19-10

County of Hidalgo

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956-318-2844

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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: 3-14050
9/3/13

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: Reymundo Sandoval

Address: 812 Amarillo Dr
Sullivan City, TX
78595

Phone: (956) 321-6561

Approved by Environmental Health:	Temporary Service _____ Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:	_____ Date Approved: <u> / / </u>	<u>Re-Install</u> <u>9/3/13</u>

Water Supplier: AGUA SUD

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

Account/ESI No.: 100327894
 Temporary Pole Permanent Service

regarding the land described as:

El Lucero Ph2 Lot 111

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

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

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

(Date approved 8-6-08);

(verified by Sandra Carter)
Sandra Carter

(verified by Sandra Carter)
Sandra Carter

(verified by Sandra Carter)
Sandra Carter

(verified by Sandra Carter)
Sandra Carter

Sandra Carter 9/3/13
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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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: 3-14050

9/3/13

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: Reymundo Sandoval
Address: 812 Amarillo Dr
Sullivan City, TX 78595
Phone: (956) 321-6561

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

El Lucero Ph2 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

Reymundo Sandoval 9/3/13
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:

9/3/13
Date

Sander Carter
County Official

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

**WARRANTY DEED
WITH VENDOR'S LIEN**

DATE: May 10, 2013

GRANTOR: El Lucero Investments, LLC, a Texas Limited Liability Company

GRANTOR'S MAILING ADDRESS: 222 S. Pecan St., Rio Grande City, Texas 78582

GRANTEE: Reymundo Sandoval..

GRANTEE'S MAILING ADDRESS: 812 Amarillo Dr., Sullivan City, Texas 78595

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 \$25,500.00 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 Julia E. Moreno, Trustee.

PROPERTY: Lot 111, El Lucero Subdivision Phase II, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 55, Pages 132-134, Map Records, Hidalgo County, Texas.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY: Deed of Trust dated February 15, 2008 filed for record in the Office of the County Clerk of Hidalgo County, Texas on February 26, 2008 as Document No. 1860114.

Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded instruments, other than conveyances of the surface estate, that affect the property; taxes for the current year, the payment of which Grantee assumes.

Grantor, for the consideration and subject to the reservations from the 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 hereby 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.

No title examination was requested in connection with the preparation of this document nor was any made. The preparer expresses no opinion on title to this property.

El Lucero Investments, LLC, a Texas Limited Liability Company

By: Julia E. Moreno
Julia E. Moreno, President

ACKNOWLEDGMENT

This instrument was acknowledged before me on this the 10th, 2013 by Julia E. Moreno, President of El Lucero Investments, LLC, a Texas Limited Liability Company.



Bianca Kristine Peña
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Reymundo Sandoval.
812 Amarillo Dr.
Sullivan City, Texas 78595

Chapter 232 Texas LGC Application

APPLICATION NO:
3-14050
Sep. 3, 2013

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

E4395-02-000-0111-00

[1] OWNER: SANDOVAL, REYMUNDO
812 AMARILLO DR

SULLIVAN CITY, TX 78595
Telephone No. 321-6561

[7] LEGAL DESC./NAME OF SUBDIVISION
EL LUCERO PH 2 LOT 111
C-29

[2] CONTRACTOR: SELF

LOCATION: 0 EXP 83 & N EL PINTO RD

[3] WATER SYSTEM: AGUA

[8] SEWAGE: EXIST

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

[9] CONSTRUCTION TYPE: WOOD

[5] SIZE OF STRUCTURE: 1,190 Sq. Ft.

[10] EST. COST OF CONST.: \$14,000

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

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

Special Conditions: No construction allowed over any easements.
MUST COMPLY W/ALL REGULATIONS AND SETBACKS.
FRONT 25' NORTHSIDE 10' SOUTHSIDE 6' REAR 35'
18 INCHES ABOVE TOP OF CURB.

FOR COUNTY USE ONLY
APPLICATION FEES

Sandra Cantu
Prepared by

9/3/13
Date

OTHER _____
TOTAL AMOUNT \$30.00

P. Carter
Approved by

8/28/13
Date

Light [X] Water [X]

Flood Zone: NO D275B Pct: 3
Panel No. /Suffix: _____

Community No.: 480334

Certification of Elevation
Required: YES NO BFE

[Signature]
Signature of Owner or Applicant

9/3/13
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.

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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.