



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: 1-6946

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: Telma Padilla

Address: 2717 Carnation Dr
Donna TX 78537

Phone: 461-60-66

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

Water Supplier: N/A

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

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

regarding the land described as:

LA Donna Gardens 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;

(Date approved 9-19-06);

(verified by Gilbert Pecina);

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;

(verified by [Signature]);

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;

(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

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

Application No: 1-6946

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: Telma E Padilla
Address: 2717 Carnation Dr
Donna TX 78537
Phone: 961 - 60 66

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

LA Donna Gardens lot # 66

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Telma E Padilla 09-17-13
Requesting Party (Signature) Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

9/17/13
Date

[Signature]
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:

1-6946

Feb. 26, 2010

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

L0810-00-000-0066-00

[1] OWNER: DEL CARMEN, JOSE TIQUE

[7] LEGAL DESC./NAME OF SUBDIVISION
LA DONNA GARDEN LOT 66

1722 S. RIVER RD
DONNA, TX. 78550

Telephone No. 854-8594

LOCATION: 0 S. RIVER & ROBER

[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.: \$30,000

[5] SIZE OF STRUCTURE: 1,541 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

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

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" TOP OF CURB.

**FOR COUNTY USE ONLY
APPLICATION FEES**

OTHER _____
TOTAL AMOUNT \$30.00

Light [X] Water [X]

Flood Zone: MI 0500 B. Pct: 1
Panel No. /Suffix: _____

Community No.: 480334

Certification of Elevation
Required: ___ YES NO ___ BFE

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

Prepared by
Jose W. Castillo

Date
2-26-10

Approved by
Ignacio Negrete

Date
2/16/10

Jesus E. Badilla
Signature of Owner or Applicant

2/14/10
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.

120 - WARRANTY DEED

TEXAS STANDARD FORM

The State of Texas,

GIFT DEED

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.

2321095

THAT I, Jose Del Carmen Tique-Diaz of the County of Hidalgo State of Texas for and in consideration of the sum of TEN AND NO/100ths----- (\$10.00)----- DOLLARS and other valuable consideration to me in hand paid by TELMA E. PADILLA

as follows:

have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey, unto the said TELMA E. PADILLA whose mailing address is 1722 So. River Road, Donna, Texas 78537 of the County of Hidalgo State of Texas all that certain Property (including any improvements):

Lot 66, LA DONNA GARDENS SUBDIVISION, as shown on the plat thereof, filed for record in the Office of the County Clerk of Hidalgo County, Texas, in Volume 51, Page 117-119.

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 TELMA E. PADILLA, her heirs and assigns forever and I do hereby bind myself, my heirs, executors and administrators, to Warrant and Forever Defend, all and singular the said premises unto the said TELMA E. PADILLA, her heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof, WITNESS my hand at Donna, Texas this 27th day April 2012. Witness at Request of Grantor:

[Signature] Jose Del Carmen Tique-Diaz

STATE OF TEXAS } COUNTY OF Hidalgo

(Acknowledgment)

This instrument was acknowledged before me on the 27th day of April 2012 by Jose Del Carmen Tique-Diaz.

JUANITA S. PEREZ Notary Public My Comm. exp. 04-30-2013

[Signature] Notary Public, State of Texas Notary's printed name: JUANITA S. PEREZ

Harraulty Beed

FROM

Jose Del Carmen Tigue-Diaz

TO

Felma E. Padilla

FILED FOR RECORD

This day of

at o'clock M.

County Clerk

By

Deputy

RECORDED

In

County Records

In Book

on page

County Clerk

By

Deputy

Recording Fee \$

This instrument should be filed immediately with the County Clerk for Record

WHEN RECORDED RETURN TO:

1722 So. River Road
Donna, Texas 78537

THE ODEE COMPANY, Publishers, Dallas

STATE OF TEXAS
COUNTY OF

(Acknowledgement)

This instrument was acknowledged before me on the day of
by

My commission expires

Notary Public, State of Texas
Notary's printed name:

STATE OF TEXAS
COUNTY OF

(Acknowledgement)

This instrument was acknowledged before me on the day of
by

My commission expires

Notary Public, State of Texas
Notary's printed name:

STATE OF TEXAS
COUNTY OF

(Acknowledgement)

This instrument was acknowledged before me on the day of
by

My commission expires:

Notary Public, State of Texas
Notary's printed name:



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Rev. 02-19-10

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

Precinct ① 2 3 4

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

Application No: 1-10560

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: Sanjuanita Lozoya
Address: 9711 Palm Grove
Mercedes tx 78971
Phone: 825-8005

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:

Heidelberg lots # 98 & 99

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 2-15-80);
- Yes A plat has been reviewed and approved by the Commissioners Court; (verified by Gilbert Pecina);
- 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 NO);
- 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; (verified by NO);
- 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; (verified by NO);
- Yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by NO);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 02-19-10

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

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

Precinct ① 2 3 4

Application No: 1-10560

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: Don Juanita Lopez
Address: 9711 Palm Grove
Mercede Tx 78570
Phone: 825-8005

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

Heidelberg lots #98 & 99

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Don Juanita Lopez
Requesting Party (Signature)

9/12/13
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:

9/12/13
Date

[Signature]
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:

1-10560

Sep. 12, 2013

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

H1950-00-000-0098-00

[1] OWNER: LOZOYA, VICTOR M.
9711 PALM GROVE
MERCEDAZ TX 78570

[7] LEGAL DESC./NAME OF SUBDIVISION
HEIDELBERG LOTS 98 & 99
X-05

Telephone No. 825-8005

LOCATION: 0 2 E. & MILE 9 1/2 N.

[2] CONTRACTOR: SELF

[8] SEWAGE: PUBLI

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: META

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

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

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

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

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

Special Conditions: No construction allowed over any easements.
MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS
SOUTHFRONT:25' NORTHREAR:15 EASTSIDE:10 WEST:10'
MIN. ELEV. ABOVE NATURALGROUND 18"

FOR COUNTY USE ONLY APPLICATION FEES

Prepared by [Signature] Date 9/12/13

Approved by [Signature] Date 8/14/13

Signature of Owner or Applicant [Signature] Date 9/12/13

OTHER _____
TOTAL AMOUNT \$30.00

Light Water

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

[NOTICE]

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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.

TERRA TITLO
347534

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: November 28, 2012

Grantor: ROMAN M. GARCIA and wife, MARICELA BENITEZ

Grantor's Mailing Address: 15235 Wilson Road
Harlingen, Texas 78552
Cameron County

Grantee: VICTOR MANUEL LOZOYA and wife, SAN JUANITA SANCHEZ DE LOZOYA

Grantee's Mailing Address: 9711 Palm Grove
Mercedes, Texas 78570
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 the execution and delivery by Grantee of Grantee's one certain promissory note of even date herewith, in the principal sum of TEN THOUSAND THREE HUNDRED EIGHTY-FOUR and 50/100THS DOLLARS (\$10,384.50), payable to the order of ELSA STATE BANK & TRUST CO., and bearing interest as therein provided; containing the usual clauses providing for acceleration of maturity and for attorney's fees, the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a Deed of Trust of even date herewith to CESAR GONZALEZ, Trustee.

Property (including any improvements): Lots 98 and 99, HEIDELBERG TOWNSITE, Hidalgo County, Texas according to map thereof recorded in Volume 334, Page 493, Oil and Gas Lease Records of Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

1. Easements, rights, rules, and regulations in favor of Hidalgo and Cameron Counties Irrigation District No.9
2. Oil and Gas Leases in favor of Oil and Gas Reserves, Inc. recorded in Volume 398, Pages 733, 736, 739, 742, 745 and 748, Oil and Gas Lease Records of Hidalgo County, Texas.
3. Oil and Gas Lease dated December 20, 1977, from Manuel Garcia and wife, Esmerejilda Garcia to Kelly Bell, Inc. recorded in Volume 372, Page 367, Oil and Gas Records of Hidalgo County, Texas.

4. Taxes for 2012 and subsequent years, the payment of which Grantee assumes.

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.

ELSA STATE BANK & TRUST CO., at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the Note described. The vendor's lien and the superior title to the Property are retained for the benefit of ELSA STATE BANK & TRUST CO., and are transferred to ELSA STATE BANK & TRUST CO., without recourse on Grantor.

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.

Roman M. Garcia
ROMAN M. GARCIA

Maricela Benitez
MARICELA BENITEZ

STATE OF TEXAS §
 § Acknowledgment
COUNTY OF HIDALGO §

This instrument was acknowledged before me on this the 21st day of November, 2012, by

ROMAN M. GARCIA
NELDA L. BARBOSA
Notary Public, State of Texas
My Commission Expires
February 20, 2013

Nelda L. Barbosa
NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS §
 § Acknowledgment
COUNTY OF HIDALGO §

This instrument was acknowledged before me on this the 21st day of November, 2012, by

MARICELA BENITEZ
NELDA L. BARBOSA
Notary Public, State of Texas
My Commission Expires
February 20, 2013

Nelda L. Barbosa
NOTARY PUBLIC, STATE OF TEXAS