





# 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: 1-7629

### 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: Ma Elizabeth Rdz

Address: 1211 W. Milla 14<sup>th</sup> Blvd.  
Weslaco, Tx  
78596

Phone: 956-756-9612

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	_____
Inspection/Permit No:	Authorized Signature	Authorized Signature
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: PAULS ROJAS LOT 3

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

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

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

(Date approved 7/12/05);

(verified by Gilbert Pocius);

(verified by NO);

(verified by NO);

(verified by NO);

\_\_\_\_\_  
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 2 3 4

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

Application No: 1-7629

### 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: Ma Elizabeth Holz  
Address: 1211 W. Miller 14 North  
Weslaco, Tx 78596  
Phone: 956-7569612

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

Palos Rosos # 101A3

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

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

Ma Elizabeth Holz  
Requesting Party (Signature)

11-08-13  
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:

11/13 / 11/13  
Date

[Signature]  
County Official

# Chapter 232 Texas LGC Application

APPLICATION NO:  
1-7629  
Jan. 5, 2011

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

P3108-00-000-0003-00

[ 1 ] OWNER: HERNANDEZ, MARIA E.  
ZONE C  
RT. 1 BOX 362-15  
WESLACO, TX, 78596  
Telephone No. 447-2690

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
PALOS ROJOS  
LOT 3

[ 2 ] CONTRACTOR: SELF

LOCATION: 0 ML 13 & 4 W.

[ 3 ] WATER SYSTEM: N AL

[ 8 ] SEWAGE: EXIST

[ 4 ] PURPOSE OF APPLICATION: RESD. ADDITION  
30-RESIDENTIAL/ADD. & RENOVATION

[ 9 ] CONSTRUCTION TYPE: BLOC

[ 5 ] SIZE OF STRUCTURE: 252 Sq. Ft.

[10] EST. COST OF CONST.: \$2,000

[ 6 ] USE OF BUILDING: RES ZONE X

[11] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

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

MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS  
FRONT 25' REAR 15' RIGHT SIDE 7.5' SIDE 6' FINISH  
FLOOR OF ELEV 18" ABOVE CENTERLINE OF STREET.

Prepared by Angel Chavez Date 1/5/11

Approved by David Hernandez Date 12/21/10

Signature of Owner or Applicant [Signature] Date 1/5/11

### FOR COUNTY USE ONLY APPLICATION FEES

OTHER 30  
TOTAL AMOUNT . . . . . \$30.00

Light  Water

Flood Zone: NO Panel No./Suffix: 0456 Pct: 1

Community No.: 00331

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.

## SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

Confidentiality rights: If you are a natural person, you may remove or strike any of the information from this instrument before it is filed for record in the public records: Your Social Security number or your driver's license number.

12, 2005

Palos Rojos, Inc., a Texas Corporation  
Mailing Address:  
North Conway  
Hidalgo County, Texas 78572

Grantee: Maria Elizabeth Henandez

Grantee's Mailing Address (including county):

PO Box 362-15  
Weslaco, Texas 78596  
Hidalgo County, Texas

Consideration: Ten Dollars and other valuable consideration paid by Grantee to Grantor, the receipt of which is hereby acknowledged, and the further consideration of a note of even date that is in the principal amount of Nineteen Thousand Four Hundred Dollars and No Cents (\$19,400.00), and is executed by Grantee, payable to the order of Grantor (the "Purchase Note"). The Purchase Note is secured by a vendor's lien retained in this deed and by a deed of trust of even date to Robert Geissler, Trustee.

Property (including any improvements):

Lot(s) 3, Palos Rojos Subdivision, as shown by the map or plat thereof recorded in Volume 48, Pages 90-92, Map Records of Hidalgo County, Texas

Reservations from and Exceptions to Conveyance and Warranty:

A lien securing a promissory note (the "Prior Note"), dated September 30, 2004, payable to the order of First National Bank which is described in and secured by a Deed of Trust filed for record in the Office of the County Clerk of Hidalgo County, Texas under Clerk's Document Number 1398655. Grantor shall be obligated to obtain a release of the Property from all liens and security interests securing the Prior Note within 30 days of the date Grantee makes final payment on the Purchase Note;

Visible and apparent easements on or across the subject property;

Rights of parties in possession;

Easements, rights-of-way, and prescriptive rights, whether of record or not;

All recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property;

Rights of adjoining owners in any walls and fences situated on a common boundary;

Any discrepancies, conflicts, or shortages an area or boundary lines;

Any encroachments or overlapping of improvements;

All rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of any Water Improvement District, Irrigation District, or other applicable governmental district, agency, or authority;

Taxes for the current year and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership;

The prior reservation or conveyance of all oil, gas, and other minerals previously reserved or conveyed by any parties having the right to do so;

Palo Rojo, Inc., a Texas Corporation

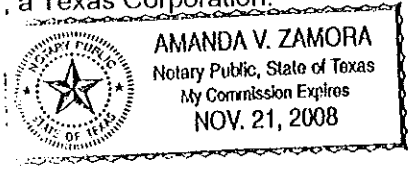
BY: [Signature]  
Norberto Salinas, President

(Acknowledgment)

State of Texas  
County of Hidalgo

This instrument was acknowledged before me on the 12 day of August, 2005, by Norberto Salinas, President of Palo Rojo, Inc., a , a Texas Corporation on behalf of said , a Texas Corporation.

[Signature]  
Notary Public, State of Texas



AFTER RECORDING RETURN TO:

Maria Elizabeth Henandez  
Rt 1 Box 362-15  
Westlaco, Texas 78596  
Hidalgo County, Texas

Software by ReMerge-It, LLC  
(956) 630-9401  
Sales@ReMerge-It.com

Filed for Record in  
Hidalgo County  
by  
Eddy Trevino  
County Clerk  
On: Jan 26, 2006 at 11:00A  
As a Recording  
Document Number: 1571188  
Total Fees: 24.00  
Receipt Number - 737253  
By:  
Amabely Rodriguez, Deputy



# PLANNING DEPARTMENT

Rev. 02-19-10

## County of Hidalgo

Main Office  
1304 South 25<sup>th</sup> Street  
Edinburg, Texas 78542  
956-318-2840  
956-318-2844

Precinct No.1 Substation  
1902 Joe Stephens Ave.  
Weslaco, TX 78596  
956-968-4734  
956-973-7850

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

Precinct 1 2 3 4

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

Application No: 1-10566

### 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: Silvia Sanchez

Address: 1640 N tower rd  
Alamo tx 78116

Phone: 956) 961-1585

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:

TERRA BONITA PH1 LOT 83

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 5/5/87);

(verified by Gilbert Pecina);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

[Signature]  
Planning Department Authorized Signature

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

\_\_\_\_\_  
Date

ATTEST:

\_\_\_\_\_  
Hidalgo County Clerk

\_\_\_\_\_  
Date



# 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

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

Precinct 1 2 3 4

Application No: 1-70566

### 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: Silvia Sanchez

Address: 1640 N tower rd

Alamo tx 77516

Phone: 956) 961-1585

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

TERRA BOMTA P41 LOT 83

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

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

Silvia Sanchez  
Requesting Party (Signature)

11/8/13  
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:

11/13/13  
Date

[Signature]  
County Official

# Chapter 232 Texas LGC Application

APPLICATION NO:

1-10566

Sep. 13, 2013

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

1902 JOE STEPHENS  
TEL 968-4724

WESLACO TX 78596  
FAX 447-8612

T4745-01-000-0083-00

[ 1 ] OWNER: CARRANZA, JOSE R. GOVEA

1640 N. TOWER RD  
ALAMO, TX. 78516

Telephone No. 961-1585

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
TIERRA BONITA PH 1 LOT 83

LOCATION: 0 TOWER BTWN NOLANA & MINN.

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: INSTA

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: WOOD

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

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

[ 5 ] SIZE OF STRUCTURE: 770 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

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

**Special Conditions: No construction allowed over any easements.**  
MUST COMPLY W/ ALL REGULATIONS AS PER COUNTY  
STATE CITY FEMA & SETBACKS. FRONT 25' SIDE 6'  
REAR 15'

## FOR COUNTY USE ONLY APPLICATION FEES

OTHER \_\_\_\_\_

TOTAL AMOUNT . . . . . \$30.00

Light [ ]

Water [ ]

Flood Zone: NO

Panel No. /Suffix: \_\_\_\_\_ Pct: 1

Community No.: \_\_\_\_\_

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 [Signature] Date 09/13/13

Approved by John Isidro Date 09/26/13

Signature of Owner or Applicant Jose Reynaldo Govea G Date 9-13-13

### [ 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.

134543  
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**

DATE: June 12, 2013

GRANTOR: CARITINA P. BAUTISTA, a single person.

GRANTOR'S MAILING ADDRESS (including county): 908 Iowa St.  
Weslaco, Hidalgo County, Texas 78596

GRANTEE: JOSE REYNALDO GOVEA CARRANZA and SILVIA SANCHEZ, husband and wife.

GRANTEE'S MAILING ADDRESS (including county): 1640 N. Tower Rd.  
Alamo, Hidalgo County, Texas 78516

CONSIDERATION: Ten and No/100ths (\$10.00) Dollars and other good and valuable consideration.

**PROPERTY:**

All of Lot 83, TIERRA BONITA SUBDIVISION PHASE I, Hidalgo County, Texas, according to the map recorded in Volume 25, Page 42, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

**RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:**

Volume 25, Page 42, Map Records of Hidalgo County, Texas, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.

Statutory easements, rules, regulations and rights in favor of Hidalgo County Irrigation District No. 2.

Minimum floor elevations, easements and restrictions as shown on the map of Tierra Bonita Subdivision Phase I, recorded in Volume 25, Page 42, Map Records of Hidalgo County, Texas.

Water line easement in favor of North Alamo Water Supply Corporation as shown by instrument dated November 12, 1985, recorded in Volume 2213, Page 455, Official Records of Hidalgo County, Texas.

Terms, stipulations and conditions contained in instrument executed by Hidalgo County

