

<b>PLANNING DEPT. PCT 3 CERTIFICATE OF PLAT &amp; UTILITY STATUS</b>		
	<b>APPLICANT</b>	<b>APPLICATION NO.</b>
1.	JESUS M. URRUTIA	3-14062
2.	JOSE SILVERIO GARCIA	3-40180
3.		
4.		
5.		
6.		
7.		
	COMM. COURT: DECEMBER 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: 3-14062  
9/10/13

### 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:

Approved by Environmental Health:	Temporary Service	Final Service
<u>Jesus M. Urrutia</u>	_____	<u>Sandra Canter</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 1</u>	<u>12 19 113</u>

Name: Jesus M. Urrutia

Address: 2708 Western Rd

Water Supplier: Mud #1

Mission, TX 78572

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

Phone: 956-740-3403

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

regarding the land described as: Prairie View Heights PH1 Lot 118

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 5/13/97);  
 (verified by Sandra Canter);  
Sandra Canter  
 (verified by Sandra Canter);  
Sandra Canter  
 (verified by Sandra Canter);  
Sandra Canter  
 (verified by Sandra Canter);  
Sandra Canter

Sandra Canter 12/9/13  
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: 3-14062

9/10/13

### 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: Jesus M. UnruTIA

Address: 2708 Western Rd  
Mission, TX 78572

Phone: (956) 740-3403

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

Prairie View Heights Ph1 Lot 118

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

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

[Signature] 12/9/13  
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:

12/9/13  
Date

[Signature]  
County Official

NOTICE OF CONVEYANCE REQUIRED: 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: January 25, 2013

Grantor: DOROTEO VILLARREAL, JR. and wife, JULIETA VILLARREAL

Grantor's Mailing Address (including county):

100 Albeza Ave.  
Rio Grande City, Texas 78582  
Starr County

Grantee: JESUS M. URRUTIA and wife, NORMA E. URRUTIA

Grantee's Mailing Address (including county):

7047 N. Loma Linda Circle  
Mission, Texas 78572  
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.

Property (including any improvements):

All of Lot 118, PRAIRIE VIEW HEIGHTS PHASE I, an Addition to the City of Mission, Hidalgo County, Texas, according to the map recorded in Volume 29, Page 55, Map Records, in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes. SAVE AND EXCEPT the South 30 feet of Lot 118.

SAVE AND EXCEPT any portion thereof in Hidalgo County Water District No. 6 canal.

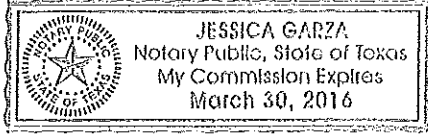
Reservations from and Exceptions to Conveyance and Warranty:

1. Restrictive covenants dated November 22, 1926, Volume 307, Page 156, Deed Records and dated June 6, 1994, filed June 6, 1994 under Document Number 390334; dated November 14, 1995, filed under Document Number 486178; filed April 12, 1993 under Document Number 315101, Official Records and Volume 29, Page 55, Map Records of Hidalgo County,

(Acknowledgment)

State of Texas  
County of Hidalgo

This instrument was acknowledged before me on the 7<sup>th</sup> day  
of ~~January~~, 2013, by DOROTEO VILLARREAL, JR.  
February

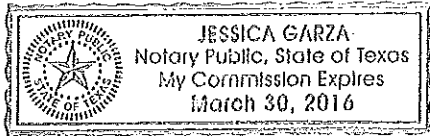


*Jessica Garza*  
Notary Public, State of Texas

(Acknowledgment)

State of Texas  
County of Hidalgo

This instrument was acknowledged before me on the 7<sup>th</sup> day  
of ~~January~~, 2013, by JULIETA VILLARREAL.  
February



*Jessica Garza*  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

THE LAW FIRM OF:  
McLAREN & ASSOCIATES  
5123 N. McColl  
McAllen, Texas 78504

PREPARED BY:

THE LAW FIRM OF:  
McLAREN & ASSOCIATES  
5123 N. McColl  
McAllen, Texas 78504

File/GF Number: 12-5148

Chapter 232 Texas LGC Application

APPLICATION NO:  
3-14062  
Sep. 10, 2013

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

P8115-01-000-0118-00

[ 1 ] OWNER: URRUTIA, JESUS M.  
2708 WESTERN RD

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
PRAIRIE VIEW HEIGHTS PH 1-N127  
4' LOT 118 C-01

MISSION TX 78572-8991

Telephone No. 358-1691

LOCATION: 0 WESTERN RD.

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: PUBLI

[ 3 ] WATER SYSTEM: OTHE

[ 9 ] CONSTRUCTION TYPE: BRIC

[ 4 ] PURPOSE OF APPLICATION: NEW RESIDENCE

[ 10 ] EST. COST OF CONST.: \$192,500

25-RESIDENTIAL NEW SINGLE DWELLING

[ 5 ] SIZE OF STRUCTURE: 3,768 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

[ 6 ] USE OF BUILDING: NEW RES ZONE C

Special Conditions: No construction allowed over any easements.  
F 50 N SIDE 15 REAR 15 SOUTH SIDE CORNER25

FOR COUNTY USE ONLY  
APPLICATION FEES

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

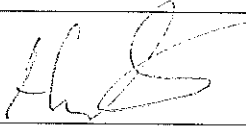
Light [X] Water [X]

Flood Zone: NO 0400c Pct: 3  
Panel No. /Suffix: \_\_\_\_\_

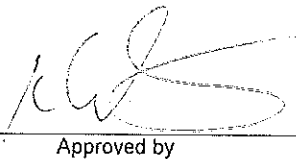
Community No.: 180334

Certification of Elevation  
Required:  YES  NO  BFE

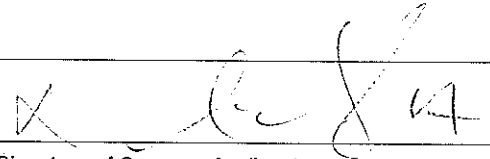
- A. Setbacks front, side & rear shall be in any deed restrictions.
- B. No more than one single family residence per lot.
- C. Applicant shall comply with all of the plat and/or deed restrictions and requirements affecting the lot.
- D. Permit fee shall be doubled for construction commencing or structures 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

9/10/13  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Approved by

9/10/13  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Signature of Owner or Applicant

9/10/13  
\_\_\_\_\_  
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

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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:

340180  
5/3/10

### 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: Jose Silverio Garcia  
Address: 511 El Sendero Dr  
Sullivan City, TX  
78595  
Phone: 956-862-0901

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	<u>Sandra Carter</u> Authorized Signature
Date Approved:	<u>1 1</u>	<u>12 19 113</u>

Water Supplier: Agua SUD

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

Account/ESI No.: 10032789494454336  
[ ] Temporary Pole [  ] Permanent Service

regarding the land described as:

El Sendero Ut 1 Lot 62

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 11/06/98;

(verified by Sandra Carter

(verified by Sandra Carter

(verified by Sandra Carter

(verified by Sandra Carter

Sandra Carter 12/19/13  
Planning Department Authorized Signature

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

\_\_\_\_\_  
Date

ATTEST:

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

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 02-19-10

Main Office  
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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:

3-40180  
5/3/10

### 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: Jose Silverio Garcia

Address: 511 El Sendero Dr  
Sullivan City, TX 78595

Phone: 956-862-0901

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

El Sendero Ut 1 Lot 62

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

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

[Signature]  
Requesting Party (Signature)

11/25/13  
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:

12/9/13  
Date

[Signature]  
County Official

**Warranty Deed with Vendor's Lien**

**Date:** October 10, 2013

**Grantor:** Maria Consuelo Cardenes

**Grantor's Mailing Address:**

Maria Consuelo Cardenes  
P.O. Box 646  
Sullivan City, Texas 78595

**Grantee:** Jose Silverio Garcia

**Grantee's Mailing Address:**

Jose Silverio Garcia  
104 Cottonwood  
Donna, Texas 78537

**Consideration:**

Cash and a note of even date executed by Grantee and payable to the order of Grantor in the principal amount of FORTY THOUSAND NO/100 DOLLARS (\$40,000.00). 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 Maria Consuelo Cardenas, trustee.

**Property (including any improvements):**

El Sendero UT 1 Lot 62, comprising about 1/2 acres in Sullivan City, Texas. Also known as 511 El Sendero Drive, Sullivan City, Texas 78595. Hidalgo County Appraisal District ID 575421.

**Reservations from Conveyance:**

For Grantor and Grantor's heirs, successors, and assigns forever, a reservation of all oil, gas, and other minerals in and under and that may be produced from the Property. If the mineral estate is subject to existing production or an existing lease, this reservation includes the production, the lease, and all benefits from it.

Grantor waives and conveys to Grantee the right of ingress and egress to and from the surface of the Property relating to the portion of the mineral estate owned by Grantor.

Nothing herein, however, restricts or prohibits the pooling or unitization of the portion of the mineral estate owned by Grantor with land other than the Property; or the exploration or

production of the oil, gas, and other minerals by means of wells that are drilled or mines that open on land other than the Property but enter or bottom under the Property, provided that these operations in no manner interfere with the surface or subsurface support of any improvements constructed or to be constructed on the Property.

**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.

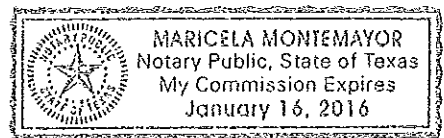
Maria Consuelo Cardenas  
Maria Consuelo Cardenes

STATE OF TEXAS )

COUNTY OF HIDALGO )

This instrument was acknowledged before me on October 29<sup>th</sup>, 2013, by Maria Consuelo Cardenes.

Maricela Montemayor  
Notary Public, State of Texas  
My 1/16/16 commission expires:



AFTER RECORDING RETURN TO:  
Maria Consuelo Cardenas  
P.O. Box 646  
Sullivan City, Texas 78595

Chapter 232 Texas LGC Application

APPLICATION NO:  
3-40180  
May. 3, 2010

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

E4825-01-000-0062-00

[ 1 ] OWNER: RAMIREZ, MARIA CRISTINA  
511 EL SENDERO DR  
  
SULLIVAN CITY TX 78595  
Telephone No. 566-3699

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
EL SENDERO UT 1 LOT 62  
C-25

LOCATION: 511 EL SENDERO DR

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: EXIST

[ 3 ] WATER SYSTEM: LA J

[ 9 ] CONSTRUCTION TYPE: BLOC

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

[ 10 ] EST. COST OF CONST.: \$25,000

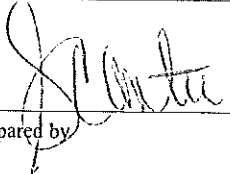
[ 5 ] SIZE OF STRUCTURE: 1,651 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

[ 6 ] USE OF BUILDING: NEW RES ZONE C

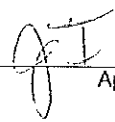
Special Conditions: No construction allowed over any easements.  
MUST COMPLY W/ALL REGULATIONS AND SETBACKS  
FRONT 20' SIDES 10' REAR 35'  
18 INCHES ABOVE TOP OF CURB

FOR COUNTY USE ONLY  
APPLICATION FEES

  
Prepared by

5/3/10  
Date

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

  
Approved by

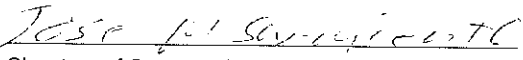
4/30/10  
Date

Light [X] Water [ ]

Flood Zone: NO  
Panel No. /Suffix: 0275B Pct: 3

Community No.: 480334

Certification of Elevation  
Required:  YES  NO  BFE

  
Signature of Owner or Applicant

5-3-2010  
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 ]

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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.