

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	Melissa Garza	4-12973
2.	Erica Cruz	1-9342
3.	Maria Vega	4-11921
4.	Jesus Reyes	4-12975
5.	Magdalena Munoz	4-12548
COMM. COURT: January 14, 2014		



# 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: 4-12973

AA-25

### 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: Melissa Garza

Address: PO Box 1263  
Va Blanca, TX 71669

Phone: 956-207-1663

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	<del>Authorized Signature</del>	<u>Charito Ramo</u> Authorized Signature
Date Approved:	<u>1 1</u>	<u>Existing Septic</u> <u>1 16 114</u>

Water Supplier: NAWS

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

Account/ESI No.: 10032789404 709409  
 Temporary Pole  Permanent Service

regarding the land described as: Tropicana lot 6

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 7-14-80);  
 (verified by Paul Castillo);  
 (verified by Charito Ramo);  
 (verified by Charito Ramo);  
 (verified by Paul Castillo)

Paul Castillo  
Planning Department Authorized Signature

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

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date



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956-205-7049

Precinct 1 2 3 (4)

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

Application No: 412973

### 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: Melissa Barr

Address: P.O. Box 1263

La Blanca, TX 78659

Phone: 956-207-1653

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

Tropicana lot 6

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

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

Melissa Barr  
Requesting Party (Signature)

1/6/14  
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:

1/07/14  
Date

Raul E. Sesin  
County Official

Chapter 232 Texas LGC Application

APPLICATION NO: 4-12973 Jan. 2, 2014

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

T7950-00-000-0006-00

[ 1 ] OWNER: GARZA, MELISSA

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION TROPICANA LOT 6

P.O. BOX 1253 LA BLANCA, TX. 78558

Telephone No. 207-1653

LOCATION: 0 493 & 107

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: EXIST

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: BLOC

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

[10] EST. COST OF CONST.: \$50,000

[ 5 ] SIZE OF STRUCTURE: 2,144 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES NO

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

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.

FOR COUNTY USE ONLY APPLICATION FEES

OTHER TOTAL AMOUNT . . . . . \$30.00

Light [X] Water [X]

Flood Zone: NO 0350c Panel No. /Suffix: 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.

Flow Caserio Prepared by

1-02-14 Date

Ruday Rio Approved by

12/23/13 Date

Melissa by Signature of Owner or Applicant

1-2-14 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.

**SPECIAL 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 LICENCE NUMBER.

Date: May 14th, 2013.

Grantor: ESM Land Group L.L.C., a Texas Limited Liability Company.

Grantor's Mailing Address:  
3636 South Alameda St. B-209  
Corpus Christi, Texas 78411, Nueces County

2415583

Grantee: ~~Melissa Garza~~

Grantee's Phone Number: (956) 207-1653  
Grantee's Mailing Address (including county):  
P.O. Box 1253  
La Blanca, Texas 78558  
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 Twenty One Thousand Dollars and No Cents (\$21,000.00), 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):

All of Lot 6, Tropicana Subdivision, Hidalgo County, Texas, as per Map or Plat thereof recorded in Volume 21 page 112 of the County Clerk of Hidalgo County, Texas. Account Number (T79500000000600).

Reservations from and Exceptions to Conveyance and Warranty:

- 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.

5. Rights of adjoining owners in any walls and fences situated on a common boundary;  
Any discrepancies, conflicts, or shortages an area or boundary lines;

The vendor's lien against and superior title to the property are retained until the Purchase Note 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.

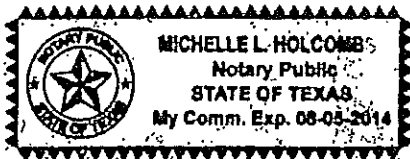


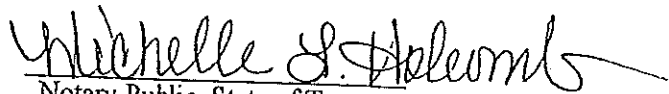
Diane Metz,  
Manager ESM Land Group, LLC

Acknowledgment)

State of Texas  
County of Hidalgo

This instrument was acknowledged before me on the 17<sup>th</sup> day of May, 2013  
by Diane Metz.



  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

ESM Land Group, L.L.C., a Texas Limited Liability Company  
3636 S. Alameda St. B-209  
Corpus Christi, TX 78411



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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: 1-9342

### HIDALGO COUNTY

### CERTIFICATE OF PLAT AND UTILITY STATUS

### UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

C-25

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Name: ERICA Chen

Address: 315 Ader Ave  
Donna, TX 78537

Phone: (956) 542-8131

Approved by Environmental Health:	Temporary Service <u>Chardo Raul</u> Authorized Signature	Final Service _____ Authorized Signature
Inspection/Permit No:	Date Approved: <u>7/17/14</u>	<u>1 1</u>

Water Supplier: N.A.W.S.C

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

Account/ESI No.: NA  
 Temporary Pole  Permanent Service

regarding the land described as: Peacock Village Lot 12

on 01/7, 2014, 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 7-23-14)  
 (verified by Juan Castillo)  
 (verified by Juan Castillo)  
 (verified by Chardo Raul);  
 (verified by Chardo Raul);  
 (verified by Juan Castillo)

Juan Castillo  
Planning Department Authorized Signature

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

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT

Rev. 02-19-10

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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  
1-9342

Application No: \_\_\_\_\_

### 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: ERUCA CRUZ

Address: 315 Aiden Ave.

Donna, TX 78537

Phone: (936) 502-8131

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

Peacock Village, Lot 12

#### 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)

01/27/14  
Date

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

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

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

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

1/07/14  
Date

[Signature]  
County Official

# Chapter 232 Texas LGC Application

APPLICATION NO:  
1-9342  
Sep. 14, 2012

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

P4750-00-000-0012-00

[ 1 ] OWNER: CRUZ, ERICA

2110 CHAMPION AVE.  
DONNA TX 78537-3931

Telephone No.

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
PEACOCK VILLAGE LOT 12

[ 2 ] CONTRACTOR: SELF

LOCATION: 0 FM 493 & MILE 9

[ 3 ] WATER SYSTEM: N AL

[ 8 ] SEWAGE: INSTA

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

[ 9 ] CONSTRUCTION TYPE: BLOC

[ 5 ] SIZE OF STRUCTURE: 2,160 Sq. Ft.

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

[ 6 ] USE OF BUILDING: REST. ZONE C-25

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

**Special Conditions: No construction allowed over any easements.**  
MUST CUMPLY WITH ALL COUNTY SETBACKS & REGULATIONS  
SETBACKS:30' REAR:50' SIDES:7'  
MIN. ELEV. ABOVE TOP OF CENTERLINE OF ST. 18"

## FOR COUNTY USE ONLY APPLICATION FEES

OTHER \_\_\_\_\_  
TOTAL AMOUNT . . . . . \$0.00

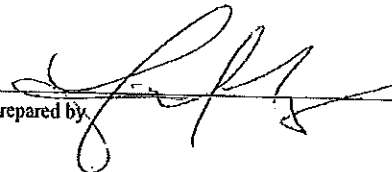
Light [X] Water [X]

Flood Zone: NO  
Panel No. /Suffix: 0425E Pct: 0


Community No.: 480937

Certification of Elevation  
Required:  YES  NO  BFE

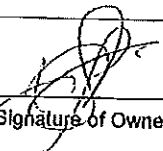
- A. Setbacks front, side & rear shall be in any deed restrictions.
- B. No more than one single family residence per lot.
- C. Applicant shall comply with all of the plat and/or deed restrictions and requirements affecting the lot.
- D. Permit fee shall be doubled for construction commencing or structures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

9/14/12  
Date

Approved by:   
J. MARTIN ESCOBRO

9/11/12  
Date

Signature of Owner or Applicant: 

9/14/12  
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.

**WARRANTY DEED**

**880256**

With Vendor's Lien

**Date:** June 13, 2000

**Grantor:** RABE-YORK, INC.

**Grantor's Mailing Address (including county):** P. O. Box 6416  
McAllen, Texas 78502  
County of Hidalgo, Texas

**Grantee:** ERICA CRUZ

**Grantee's Mailing Address (including county):** 2110 Champion Ave.  
Donna, Texas 78537  
County of Hidalgo, Texas

**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 THIRTEEN THOUSAND SIX HUNDRED AND NO/100 DOLLARS (\$13,600.00) payable to the order of Grantor 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 WILLIAM YORK, Trustee.

**Property (including any improvements):**

Lot 12, Peacock Village Subdivision, Hidalgo County, Texas, according to subdivision plat recorded in Volume 32, Page 71, Map Records of Hidalgo County, Texas; SAVE AND EXCEPT all oil, gas, and other minerals in and under said land.

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

1. Peacock Village Subdivision Building Restrictions recorded as Document No. 595414 in the Official Records of Hidalgo County, Texas, and building restrictions shown on recorded subdivision plat.
2. Reservation of all mineral interest by predecessors in title.
3. Taxes for the current year and subsequent years.
4. Easements and reservations shown on recorded subdivision plat and dedication.
5. Subdivision platting regulations of Hidalgo County and building and zoning ordinances of any city having extraterritorial jurisdiction over the property.
6. Easements, liens, rights, rules and regulations of Donna Irrigation District Hidalgo County No. 1.

7. Easement grants of record in Hidalgo County, Texas.
8. Unreleased oil, gas and mineral leases of record in Oil & Gas Lease Records of Hidalgo County, Texas.
9. Lien created by deed of trust recorded as Document No. 551702 in Official Records of Hidalgo County, Texas, securing purchase money note of \$222,000.00 to Texas State Bank, payment of which is not assumed by purchaser in this transaction.
10. Habitation of more than one dwelling on this lot is prohibited.

Grantor, for valuable consideration, the receipt of which is hereby acknowledged, and subject to the reservations from, and exceptions to conveyance and warranty contained in this instrument, 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 to hold the Property to Grantee, Grantee's heirs, executors, administrators, successors, and 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 forever, except as to the reservations from, and exceptions to conveyance and warranty herein contained.

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.

RABE-YORK, INC.

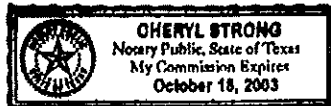
BY:

*William E. York*  
 WILLIAM E. YORK  
 President

**ACKNOWLEDGMENT**

STATE OF TEXAS           §  
 COUNTY OF HIDALGO    §

This instrument was acknowledged before me on June 13, 2000 by WILLIAM E. YORK, acting in his capacity as President of RABE-YORK, INC., a Texas corporation, on behalf of the corporation as its act and deed.



*Cheryl Strong*  
 Notary Public, State of Texas

AFTER RECORDING RETURN TO:

RABE-YORK, INC.  
 P. O. BOX 6416  
 McALLEN, TX 78502

Warranty Deed With Vendor's Lien  
 Page 2 of 2



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956-205-7049

Precinct 1 2 3 (4)

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

Application No: 4-11921  
X-25

### 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: Maria Vega

Address: 1443 Seminole  
Valley Dr.  
Alamo tx 78516

Phone: 607-60-83

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
	<u>[Signature]</u>	<u>Chardo Remy</u>
Inspection/Permit No:		<u>48001</u>
Date Approved:	<u>1 1</u>	<u>12/27/13</u>

Water Supplier: NAWS

Utility Provider:  M.V.E.C.     AEP

Account/ESI No.: 279879.001  
 Temporary Pole     Permanent Service

regarding the land described as: Seminole Valley #4 Lot 12

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 8-9-05)  
[Signature]  
(verified by [Signature])

(verified by Chardo Remy);

(verified by Chardo Remy);

(verified by [Signature])

[Signature]  
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: 4-11921

### 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: Maria Vega  
Address: 1443 Seminole Valley Dr.  
Alamo tx 78516  
Phone: 607-60-83

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

Seminole Valley #4 Lot #12

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

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

X Maria Vega  
Requesting Party (Signature)

12-27-17  
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:

1-07-14  
Date

Raul E. Sesin  
County Official

# Chapter 232 Texas LGC Application

APPLICATION NO:  
4-11921  
Nov. 14, 2012

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

S2440-04-000-0012-00

[ 1 ] OWNER: DE LOS ANGELES, MARIA VEGA

503 DICKENS AVE.  
PHARR, TX. 78577

Telephone No. 279-8860

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
SEMINOLE VALLEY #4 LOT 12  
3/22/11 OK PRE-POUR

LOCATION: 0 C.CHAVEZ & OWASSA

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: EXIST

[ 3 ] WATER SYSTEM: N AL

[ 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: 2,283 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' EAST SIDE 6' REAR 55' WEST SIDE 10'

## FOR COUNTY USE ONLY APPLICATION FEES

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

Light [X] Water [X]

Flood Zone: NO Panel No. /Suffix: 0425C 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.

[Signature]  
Prepared by

11-14-12  
Date

[Signature]  
Approved by

11-13-12  
Date

[Signature]  
Signature of Owner or Applicant

11/14/12  
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.

**SPECIAL WARRANTY DEED WITH VENDOR'S LIEN**

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL 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: October 29, 2012

Grantor: Jack McClelland  
Grantor's Mailing Address:  
2614 West Freddy Gonzalez  
Edinburg, Texas 78539

Grantee: Maria De Los Angeles Vega

Grantee's Mailing Address (including county):  
503 Dickens Ave.  
Pharr, Texas 78577  
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 Thirty-One Thousand Dollars and No Cents (\$31,000.00), 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 Alan D. Monroe, Trustee.

Property (including any improvements):

Lot(s) 12, Seminole Valley Subdivision No. 4, Hidalgo County, Texas, as shown by the map or plat thereof recorded in Volume 48, Page 146-148, Map Records, Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from and Exceptions to Conveyance and Warranty:

1. Visible and apparent easements on or across the subject property;
2. Rights of parties in possession;
3. Easements, rights-of-way, and prescriptive rights, whether of record or not;
4. All recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property;
5. Rights of adjoining owners in any walls and fences situated on a common boundary;
6. Any discrepancies, conflicts, or shortages an area or boundary lines;
7. Any encroachments or overlapping of improvements;
8. 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;

9. Taxes for the current year and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership;
10. 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;
11. All Easements, restrictions, set back lines, drainage swale requirements, and other matters shown on the plat of Seminole Valley Subdivision, No. 4, as shown on the plat thereof, recorded in Volume 48, Page 146-148, Map records of Hidalgo County, Texas;
12. Subdivision Restrictions filed for record under in the Office of the County Clerk of Hidalgo County, Texas affecting the subject property;
13. A lien securing a promissory note (the "Prior Note"), dated April 22, 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 1332964. 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.

**SAVE AND EXCEPT**, and there is hereby reserved unto Grantor, Grantor's successors and assigns, all oil, gas, and other minerals in, on, or under, or that may be produced from the Property, together with the right of ingress and egress at all times for the purpose of mining, drilling, exploring, operating, and developing said Property for oil, gas, and/or other minerals and removing the same therefrom.

If this interest is subject to an existing Lease for oil and gas, or oil, gas and other minerals, Grantor is entitled to receive the royalties and other benefits that are associated with the interest and payable under the Lease.

**SAVE AND EXCEPT**, and there is hereby reserved unto Grantor, Grantor's successors and assigns, (to the fullest extent permitted by law) all water rights and rights to water (whether riparian, appropriative or otherwise) presently appended or annexed to said property.

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, when the claim is by, through, or under Grantor, but not otherwise.

By the acceptance of this Deed, Grantee is taking the Property "as is", "where is" and "with all faults", and without any representations or warranties whatsoever, express or implied, written or oral, it being the intention of Grantor and Grantee to expressly negate and exclude all representations and warranties, including, but not limited to (i) the physical condition of the property or any element thereof, including, without limitation, warranties related to suitability for habitation, merchantability or fitness for a particular purpose; (ii) the nature or quality of construction, structural design and engineering of any improvements; (iii) the quality of the labor and materials included in any improvements; (iv) the soil conditions; drainage or other conditions existing at the property with respect to any particular purpose, developmental

potential or otherwise; (v) all warranties created by any affirmation of fact or promise or by any description of the property; and (vi) all other warranties and representations whatsoever, except the warranty of title expressly set forth herein.

The vendor's lien against and superior title to the property are retained until the Purchase Note 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.

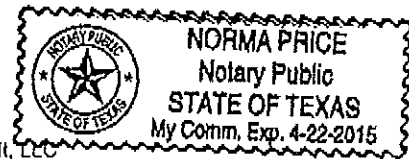
Jack McClelland  
Jack McClelland

(Acknowledgment)

State of Texas  
County of Hidalgo

This instrument was acknowledged before me on the 30<sup>th</sup> day of October, 2012, by Jack McClelland.

Norma Price  
Notary Public, State of Texas



AFTER RECORDING RETURN TO:

Software by ReMerge-It, LLC  
(958) 630-9401  
Sales@ReMerge-It.com

Jack McClelland  
2614 West Freddy Gonzalez  
Edinburg, Texas 78539



# 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: 4-12975

### 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: Jesus Reyes

Address: 201 Los Cerritos  
Edinburg, TX. 78542

Phone: (956) 600-1113

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

Water Supplier: City of Edinburg

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

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

regarding the land described as: Los Cerritos #2 lot 1

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 3-29-95);  
 (verified by Howe Castello)  
3-2-95 Prudencio Hernandez  
 (verified by Prudencio Hernandez);  
3-2-95 Prudencio Hernandez  
 (verified by Prudencio Hernandez);  
 (verified by Howe Castello)

Howe Castello  
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  
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956-318-2840  
956-318-2844

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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: 4-12975

### 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 Reyes

Address: 201 Las Cerritos  
Edinburg, TX 78542

Phone: (956) 600-1113

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

Los Cerritos #2 lot 1

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

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

Jesus Reyes  
Requesting Party (Signature)

1/5/14  
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:

1-07-14  
Date

Shouel Casero  
County Official

# Chapter 232 Texas LGC Application

APPLICATION NO:

4-12975

Jan. 3, 2014

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

1304 S. 25th Ave  
TEL 318-2840

EDINBURG TX 78539  
FAX 318-2844

L5827-02-000-0001-00

[ 1 ] OWNER: REYES, JESUS

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
LOS CERRITOS UT 2 LOT 1

2108 ESPERANZA  
MISSION, TX. 78572

Telephone No. 342-2625

LOCATION: 0 490 & 281

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: EXIST

[ 3 ] WATER SYSTEM: OTHE

[ 9 ] CONSTRUCTION TYPE: BLOC

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

[ 10 ] EST. COST OF CONST.: \$18,000

[ 5 ] SIZE OF STRUCTURE: 1,344 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

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

**Special Conditions: No construction allowed over any easements.**  
MUST COMPLY W/ALL REGULATIONS & SETBACKS  
FRONT 30' SIDE'S 10' REAR 25' FINISH FLOOR OF ELEV  
18" FROM STREET.

### FOR COUNTY USE ONLY APPLICATION FEES

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

Light [X] Water [X]

Flood Zone: NO  
Panel No. /Suffix: \_\_\_\_\_ Pct: 4

Community No.: 1900334

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.

How D. Castro 1-03-14  
Prepared by Date

Rudolph 1-03-14  
Approved by Date

[Signature] 3 Enero 2014  
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.

**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: November 6, 2013

Grantor: EDWARD L. VALDEZ, a single person

Grantor's Mailing Address (including county): P. O. Box 1459  
Edinburg, Texas 78540  
Hidalgo County, Texas

Grantee: JESUS REYES

Grantee's Mailing Address (including county): 2108 Esperanza  
Mission, Texas 78572  
Hidalgo County, Texas

Consideration: Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged.

Property (including any improvements):

Lot One (1), Los Cerritos Subdivision Unit No. 2, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 30, Page 21, Map Records, Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

Restrictive covenants recorded in VOLUME 30, PAGE 21, MAP RECORDS, HIDALGO COUNTY, TEXAS

All the oil, gas and other minerals, in, under or that may be produced from the land are excepted herefrom in instrument(s) dated December 2, 1946, recorded in Volume 604, Page 528, Deed Records and dated August 12, 1985, recorded in Volume 2175, Page 679, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas and Mineral Lease(s) dated March 18, 1946, recorded in Volume 60, Page 573 and dated June 18, 1956, recorded in Volume 189, Page 164, Oil and Gas Records, Hidalgo County, Texas, and subsequent transfers thereof.

Easement dated December 4, 1942, recorded in Volume 502, Page 263, Deed Records, Hidalgo County, Texas.

Right Of Way Easement dated January 4, 1973, recorded in Volume 1411, Page 339, Deed Records and Warranty Deed dated January 21, 1995, recorded on March 9, 1995, under Clerk's File No. 440106, Official Records, Hidalgo County, Texas.

Minimum floor elevation; thirty foot (30') minimum setback line along the front; ten foot (10') minimum setback line along the sides; twenty five foot (25') minimum setback line along the rear; as per map or plat recorded in Volume 30, Page 21, Map Records, Hidalgo County, Texas.

Easements and reservations as may appear upon the recorded map and dedication of said subdivision

Taxes for the year 2013 and subsequent years.

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.

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

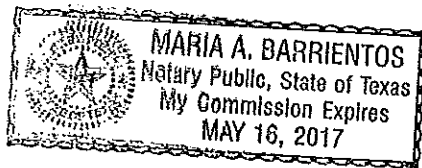
*Edward L. Valdez*

EDWARD L. VALDEZ

(Acknowledgment)

State of Texas  
County of Hidalgo

This instrument was acknowledged before me on the 7 of November, 2013, by EDWARD L. VALDEZ.



*[Signature]*  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:  
JESUS REYES  
2108 Esperanza  
Mission, Texas 78572

PREPARED BY:  
Lewis, Monroe & Pafia  
Attorneys At Law  
3111 W. Freddy Gonzalez Drive  
Edinburg, Texas 78539  
GF#: 790494; MB:bc

*YU2*

*CAS*  
*P001112*





# 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  
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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: 4-12543

### 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: Magdalena Muñoz  
Address: 2911 Luxury Ln  
Edinburg TX 78539  
Phone: (956) 566-8101

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

Subdivision Bally Lote 61

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

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

Magdalena Muñoz  
Requesting Party (Signature)

1-8-14  
Date

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

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

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

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

01/07/14  
Date

[Signature]  
County Official

# Chapter 232 Texas LGC Application

APPLICATION NO:  
4-12548  
Jun. 26, 2013

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

B0554-00-000-0061-00

[ 1 ] OWNER: MUNOZ, MAGDALENA M. &  
JAIME MUNOZ  
2911 LUXURY LN  
EDINBURG, TX 78539  
Telephone No. 566-8101

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
BALLY'S ESTATES LOT 61

LOCATION: 0 CANTON & VALVERDE

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: EXIST

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: WOOD

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

[ 10 ] EST. COST OF CONST.: \$8,500

[ 5 ] SIZE OF STRUCTURE: 1,168 Sq. Ft.

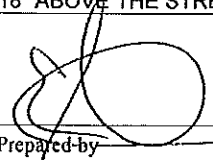
[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

[ 6 ] USE OF BUILDING: RES. PRE FAB HOME.

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

MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS  
FRONT:25' BACK:15' NORTHSIDE:6' SOUTHSIDE:15'  
18" ABOVE THE STREET. FLOODZONE:C-25

**FOR COUNTY USE ONLY  
APPLICATION FEES**

  
Prepared by \_\_\_\_\_ Date 6-26-13

OTHER \_\_\_\_\_  
TOTAL AMOUNT . . . . . \$30.00  
Light [ ] Water [ ]

Ryan Rios  
Approved by \_\_\_\_\_ Date 6-20-13

Flood Zone: NO 0425 C Pct: 4  
Panel No. /Suffix: \_\_\_\_\_  
Community No.: 480374  
Certification of Elevation  
Required:  YES  NO  BFE

Perla R. Munoz  
Signature of Owner or Applicant \_\_\_\_\_ Date 6-26-13

- 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.

RE: Lot Sixty-One (61), Bally's Estates Subdivision, Hidalgo County, Texas, V 47, Pg 4, Map Records

**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**

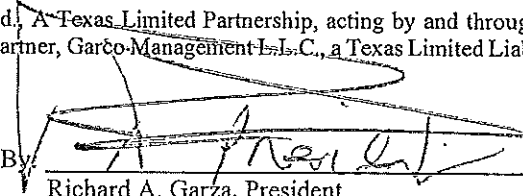
Special Warranty Deed with Vendor's Lien

1. Date: May 19, 2006
2. Grantor: Garco, Ltd., A Texas Limited Partnership
3. Grantor's Mailing Address: 3910 W. Freddy Gonzalez, Edinburg, Hidalgo County, Texas 78539
4. Grantee: MAGDALENA M. MUNOZ and JAIME MUNOZ
5. Grantee's Mailing Address: P.O. Box 5164, McAllen, Hidalgo County, Texas 78502
6. Consideration: Ten and No/100THS (\$10.00) Dollars and other good and valuable consideration, 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 Twenty One Thousand Four Hundred and no/100ths Dollars (\$21,400.00) payable to the order of Grantor 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 David Crook, Trustee.
7. Property: Lot Sixty-One (61), Bally's Estates Subdivision, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 47, Page 4, Map Records of Hidalgo County, Texas;
8. Reservations from and Exceptions to Conveyance and Warranty: This conveyance is made by Grantor and accepted by Grantee subject to the following, only to the extent that same exist and affect the property, to-wit:
  - A. Any and all restrictions, reservations, rights, covenants, conditions, oil and gas and/or mineral reservations and leases thereof, and easements (including, but not limited to easements for utilities, irrigation lines, high pressure gas pipe lines and Irrigation District No. 1 drainage ditch), all of the foregoing and all items listed on Exhibit "A" attached hereto and made a part hereof for all purposes.
  - B. All zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, relating to the property, or any part hereof.
  - C. Anything an on-the-ground A-1 survey would reveal.
  - D. The taxes for the year 2006 and subsequent years.
  - E. Save and Except Grantor reserves for himself and his heirs and assigns all oil, gas and other minerals in, on, under or that may be produced from the above described property, including but not limited to groundwater rights.
9. Condition of the Property: This Property is sold in its "As Is" condition as set out in Exhibit "B" hereto attached and made a part hereof for all purposes.
10. Prior Liens: Deed of Trust recorded under Document No. 1351962, Official Records, Hidalgo County, Texas
11. Granting Clause: Grantor, for valuable consideration the receipt of which is hereby acknowledged, 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 (continue below):

- 12. Special Warranty of Title: 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, when the claim is by, through or under Grantor, but not otherwise.
- 13. Vendor's Lien: The vendor's lien against and superior title to the Property are retained until the note described above is fully paid according to its terms, at which time this deed will become absolute.
- 14. Non-examination of Title: NO TITLE EXAMINATION WAS REQUESTED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION AS TO THE TITLE TO THIS PROPERTY.
- 15. Miscellaneous: When the context requires, singular nouns and pronouns include the plural.
- 16. Signature:

Garco, Ltd., A Texas Limited Partnership, acting by and through its General Partner, Garco Management L.L.C., a Texas Limited Liability Company

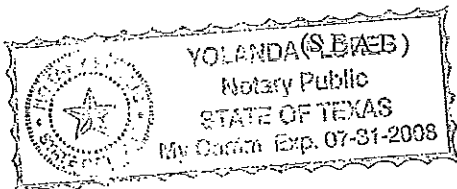
By:   
Richard A. Garza, President

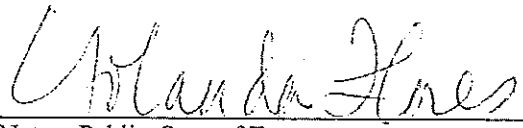
The State of Texas

(Acknowledgment)

County of Hidalgo

This instrument was acknowledged before me on the 26<sup>th</sup> day of May, 2006, by Richard A. Garza, President of Garco Management L.L.C., a Texas Limited Liability Company, General Partner, on behalf of Garco, Ltd., A Texas Limited Partnership.



  
Notary Public, State of Texas  
My Commission Expires: 7-31-2008

After Recording Return To:

GARCO, LTD  
3910 W. Freddy Gonzalez  
Edinburg, Texas 78539