

| <b>PLANNING DEPT. PCT 3 CERTIFICATE OF PLAT &amp; UTILITY STATUS</b> |                               |                        |
|--|-------------------------------|------------------------|
|  | <b>APPLICANT</b>              | <b>APPLICATION NO.</b> |
| 1.   | HEIDY X. PEREZ                | 3-14322                |
| 2.   |                               |                        |
| 3.   |                               |                        |
| 4.   |                               |                        |
| 5.   |                               |                        |
| 6.   |                               |                        |
| 7.   |                               |                        |
|  |                               |                        |
|  | 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: 3-4322

12/20/13

### HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Name: Heidy X. Perez

Address: 3506 Hailley Dr.  
MISSION TX. 78574

Phone: (956) 6-24-11-07

| Approved by Environmental Health: | Temporary Service    | Final Service                              |
|-----------------------------------|----------------------|--|
|                                   | Authorized Signature | <u>[Signature]</u><br>Authorized Signature |
| Inspection/Permit No:             |                      | <u>Precinct</u>                            |
| Date Approved:                    | <u>1 1</u>           | <u>12/20/13</u>                            |

Water Supplier: NA

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

Account/ESI No.: 180 327894 673 564 47  
[ ] Temporary Pole [  ] Permanent Service

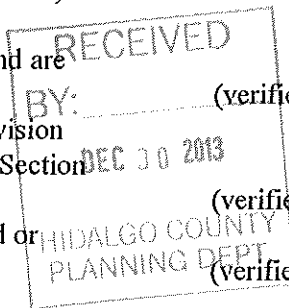
regarding the land described as:

Hailley Acres Lot 10

on \_\_\_\_\_, 20\_\_\_\_, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232.028(b):

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

- yes A plat has been prepared; (Date approved 9/26/06);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by Humberto Garcia);
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by [Signature]);
- 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; (verified by Humberto Garcia);
- 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; (verified by [Signature]);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by Humberto Garcia);



[Signature] 12/30/13  
Planning Department Authorized Signature

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

\_\_\_\_\_  
Date

ATTEST:

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

\_\_\_\_\_  
Date



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

Application No: 3-14322  
12/20/13

### 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: Heidy V. Perez

Address: 3506 Hailley Dr.

MISSION TX 78574.

Phone: (956) 6-24-11-07

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

Hailley Acres Lot 10

#### 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)

12-26-13  
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:

12/30/13  
Date

[Signature]  
County Official

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

2468630

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 in the public records: Your Social Security Number or your Driver's License Number.

Date: November 20, 2013

Grantor: ROBERT W. SMITH dba ANVIL ENTERPRISES

Grantor's Mailing Address in Hidalgo County:

2709 Tom Gill Rd.  
Penitas, TX 78576

Grantee: Heidi X. Perez

Grantee's Mailing Address in Hidalgo County:

3601 Hailley Dr., Apt. 1  
Mission, TX 78574

Consideration: TEN AND NO/100 DOLLARS and other good and valuable consideration and the further consideration of a note (the "Purchase Note") of even date, that is in the principal amount of \$28,500.00 and is executed by Grantee, payable to the order of Grantor. It is secured by a vendor's lien retained in this deed and by a deed of trust of even date, from Grantee to DAVID CROOK, Trustee.

Property (including and improvements): LOT 10, HAILLEY ACRES SUBDIVISION, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 51, pages 128-130, of the map records of Hidalgo County, Texas.

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

SAVE AND EXCEPT all oil, gas, and other minerals not previously reserved by prior Grantor are expressly reserved by grantor herein, together with the right of ingress and egress at all times for mining, drilling, exploring, operating, and developing the property for oil, gas, and other minerals and for removing them from the property. If this interest is subject to an existing lease for oil and has executed and delivered this Deed and has granted, bargained, sold, and conveyed the Property, and Grantee has accepted this Deed and has purchased the Property "as is", "where is" and "with all faults" 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;

SUBJECT TO Restrictive covenants recorded as Document Number 1666497 in the Official Records of Hidalgo County, Texas;

SUBJECT TO visible and apparent easements on or across the subject property;

SUBJECT TO minimum floor elevations, minimum building setback lines, utility easements, and other requirements shown on the map of said subdivision;

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

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

SUBJECT TO easements, rules, rights and regulations in favor of Hidalgo County Irrigation District No. 6;

Chapter 232 Texas LGC Application

APPLICATION NO:  
3-14322  
Dec. 20, 2013

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

H0655-00-000-0010-00

[ 1 ] OWNER: PEREZ, HEIDY X  
3506 HAILLEY DR  
  
MISSION, TX 78574  
Telephone No. 624-1107

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
HAILLEY ACRES LOT 10  
X-44

LOCATION: 0 BENTSEN PALM DR & 8 ML

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: EXIST

[ 3 ] WATER SYSTEM: SHAR

[ 9 ] CONSTRUCTION TYPE: META

[ 4 ] PURPOSE OF APPLICATION: MOBILE HOMES  
44-MOBILE HOMES/ RV

[ 10 ] EST. COST OF CONST.: \$4,000

[ 5 ] SIZE OF STRUCTURE: 1,056 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA:        YES  
       NO

[ 6 ] USE OF BUILDING: RES MH ZONE X

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

FOR COUNTY USE ONLY  
APPLICATION FEES

Sandra Cantu 12/20/13  
Prepared by Date

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

H. Garza 12/18/13  
Approved by Date

Light [X] Water [X]

Flood Zone: NO Panel No. /Suffix: 0290D Pct: 3

Community No.: 480334

Certification of Elevation  
Required:        YES        NO        BFE

X [Signature] 12-20-13  
Signature of Owner or Applicant 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 ]

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.