

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	Iran Barbis	4-13180
2.	Adan A. Moreno	4-13187
	COMM. COURT: APRIL 22, 2014	



# 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: 4-13100  
04-01-14

### 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: Tran Barbis

Address: 6004 Valencia  
Dr. Edinburg  
Tx 78541

Phone: 956(569-1801)

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		<u>Sewer City of Edinburg</u>
Date Approved:	<u>1 / 1</u>	<u>4 / 11 / 13</u>

Water Supplier: W/A

Utility Provider:  M.V.E.C.  AEP  
1003078944-1969407

Account/ESI No.: 1182570982  
 Temporary Pole  Permanent Service

regarding the land described as: Palmer Del Valle Ph 2 Lot # 82.

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 05-07-03;

(verified by Maria Cepha);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



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Rev. 02-19-10

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956-205-7049

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

Precinct 1 2 3 4  
Application No: 4-13180

### 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: Iran Barbis

Address: 6004 Valencia Dr.

Lot 82 Edinburg Tx 78541

Phone: 956(569-1801)

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

Palmer Del Valle Pk2

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

Lot# 82

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

Thalia Gutierrez  
Requesting Party (Signature)

4-11-14  
Date

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

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) 4-13180

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

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

04/16/14  
Date

[Signature]  
County Official

# Chapter 232 Texas LGC Application

APPLICATION NO:  
4-13180  
Apr. 1, 2014

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

P3112-02-000-0082-00

[ 1 ] OWNER: IBARRA, ANDRES I. &  
MA. CRISTINA  
2910 N. CLOSNER  
EDINBURG, TX 78541-8323  
Telephone No. 258-8637

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
PALOMA DEL VALLE PH 2 LOT 82

[ 2 ] CONTRACTOR: SELF

LOCATION: 0 SEMINARY & M. CRISTO

[ 3 ] WATER SYSTEM: SHAR

[ 8 ] SEWAGE: PUBLI

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

[ 9 ] CONSTRUCTION TYPE: WOOD

[ 5 ] SIZE OF STRUCTURE: 910 Sq. Ft.

[ 10 ] EST. COST OF CONST.: \$1,500

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

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

**Special Conditions: No construction allowed over any easements.**  
MUST COMPLY W/ALL REGULATIONS & SETBACKS  
FRONT 25' SIDE'S 6' REAR 23' FINISH FLOOR OF ELEV.  
18" CENTER OF STREET.

## FOR COUNTY USE ONLY APPLICATION FEES

Alvaro Castillo  
Prepared by

4/01/14  
Date

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

Edgar Urdillo  
Approved by

3/26/14  
Date

Light  Water   
Flood Zone: NO  
Panel No. /Suffix: 0325P Pct: 4  
Community No.: 480334  
Certification of Elevation  
Required:  YES  NO  BFE

Inalia Gutierrez  
Signature of Owner or Applicant

4-1-14  
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.

TRANSFERRING DEED OF TRUST AND WARRANTY DEED  
WITH VENDORS LIEN RIGHTS

2489370

February 17, 2014

GRANTOR: Andres I. Ibarra and wife, Ma. Cristina Ibarra

Grantor's Mailing Address:

2910 N Closner  
Edinburg, TX 78541  
Hidalgo County

Grantee: Iran Barbis and Thalia A. Gutierrez  
1720 Lavender St  
Edinburg, TX 78541

We Andres I. Ibarra and Ma. Cristina Ibarra as of this day transfer and assigned Mr Iran Barbis and Thalia A. Gutierrez the continuation to take over payments on our property situated on the following property legal description: Paloma Del Valle PH 2 Lot 82 Subdivision, according to the map recorder in Volume 42, Pages 69-71, Hidalgo County Map Records, Hidalgo County, Texas.

Mr Iran Barbis and Mrs Thalia A. Gutierrez adhere to terms and conditions on Deed of Trust stated on Instrument Number 1724750 Recorder on February 21, 2007 and on Warranty Deed with Vendors Lien Instrument Number 1724749 recorded at The Hidalgo County Clerk; Edinburg, Texas.

Grantee agrees to Truth in Lending Sale Disclosure Statement dated January 18, 2007 between Paloma del Valle II LTD and Grantors agreement and to continue to make monthly payments as per Falcon Mortgage Services dated January 18, 2007 and Contract Id Loan No. 7172 until balance is paid in full. As of 02/04/2014 New principal balance pay off amount is \$8,369.44 according to receipt number 30366 from Falcon Mortgage Services.

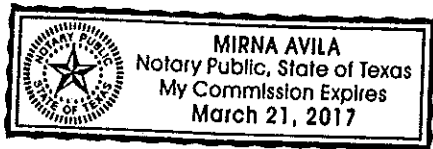
Payments will be made payable to:

Falcon Mortgage Services  
13201 N 23<sup>rd</sup> Street  
Edinburg, Texas 78541

Andres Ibarra  
Andres Ibarra (Grantor)  
2910 N Closner Blvd  
Edinburg, Tx 78541

Ma Cristina Ibarra  
Ma Cristina Ibarra (Grantor)  
2910 N Closner Blvd  
Edinburg, Tx 78541

SUBSCRIBED AND SWORN TO BEFORE ME By the said Andres Ibarra and Ma Cristina Ibarra, on this 17<sup>th</sup> day of February 2014.



Mirna Avila  
Notary Public, State of Texas

STATE OF TEXAS

COUNTY OF HIDALGO

Iran Barbis  
Iran Barbis  
1720 Lavender St  
Edinburg, Tx 78541

Thalia A Gutierrez  
Thalia A Gutierrez  
1720 Lavender St  
Edinburg, Tx 78541

SUBSCRIBED AND SWORN TO BEFORE ME By the said Iran Barbis and Thalia A Gutierrez  
On this 17<sup>th</sup> day of February 2014

STATE OF TEXAS

COUNTY OF HIDALGO



Mirna Avila  
Notary Public, State of Texas

After recording, please return to:  
Iran Barbis and Thalia A Gutierrez  
1720 Lavender St  
Edinburg, Texas 78541



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Rev. 02-19-10

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956-973-7850

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

Precinct 1 2 3 4

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

Application No: 4-13/87

### 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 N/A	Final Service N/A
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	/ /	/ /

Name: ADAN A. MORENO

Address: 3801 ALBANY ST.  
EDINBURG, TX 78542

Phone: 956-571-7205

Water Supplier: N/A

Utility Provider:  M.V.E.C.     AEP

Account/ESI No.: 283013-001  
 Temporary Pole     Permanent Service

regarding the land described as:

Las Nogales #2 Lot #98 & 99

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

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

- yes A plat has been prepared;
- 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 03-09-04  
Mano Cepeda)

(verified by [Signature])

4/14/14 [Signature]  
(verified by [Signature])

4/14/14 [Signature]  
(verified by [Signature])

(verified by Mano Cepeda)

\_\_\_\_\_  
Planning Department Authorized Signature

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

\_\_\_\_\_  
Date

ATTEST:

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

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT

Rev. 02-19-10

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

Precinct 1 2 3 4

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

Application No: 4-13187

### 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: ADAM A. MORCEN

Address: 3801 ALBANY ST  
EDINBURG, TX 78542

Phone: 956 571-7205

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

Los Nogales #2 Lot # 99 & 99

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

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

[Signature]  
Requesting Party (Signature)

4/14/14  
Date

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

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) PMT 4-13187

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

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

04/16/14  
Date

[Signature]  
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:

4-13187

Apr. 3, 2014

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

1304 S. 25th Ave EDINBURG TX 78539  
TEL 318-2840 FAX 318-2844

L6306-02-000-0098-00

[ 1 ] OWNER: MORENO, ADAN ADRIEL

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
LOS NOGALES #2 LOT 98 & 99

3801 ALBANIAN ST.  
EDINBURG, TX. 78542

Telephone No. 688-0875

LOCATION: 0 KENYON & SCHUNIOR

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: PUBLI

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: BRIC

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

[ 10 ] EST. COST OF CONST.: \$188,000

[ 5 ] SIZE OF STRUCTURE: 3,110 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  
ALSO EAST SIDE DRIVEWAY SHALL NOT BE ENCLOSED  
TO CLEAR 6' S/B

FOR COUNTY USE ONLY  
APPLICATION FEES

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

Light [X] Water [X]

Flood Zone: NO  
Panel No. /Suffix: 03015P - Pct: 4

Community No.: 480554

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.

Adan Moreno 4/3/14  
Prepared by Date

Muddy Rio 4-02-14  
Approved by Date

[Signature] 4-3-14  
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 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.**

**WARRANTY DEED WITH VENDOR'S LIEN**

**Date:** February 11, 2006

**Grantor:** PIEDRA GRANDE, INC., A TEXAS CORPORATION

**Grantor's Mailing Address:**

PIEDRA GRANDE, INC., A TEXAS CORPORATION  
907 South Cage  
Pharr, Texas 78577  
Hidalgo County

**Grantee:** ADAN ADRIEL MORENO

**Grantee's Mailing Address:**

ADAN ADRIEL MORENO  
6800 Vegas Private Drive  
Edinburg, Texas 78541  
Hidalgo, County

**Consideration:** TEN AND NO/100 DOLLARS and other good and valuable consideration and the further consideration of a note of even date, that is in the principal amount of FIFTEEN THOUSAND NINE HUNDRED AND 00/100 DOLLARS (\$15,900.00) 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 DENISE YVETTE GUERRA, Trustee

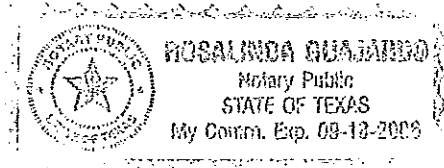
**Property (including any improvements):**

Lot (98), LOS NOGALES SUBDIVISION PHASE II, an addition to the City of Edinburg, Hidalgo County, Texas, according to the map thereof recorded in Volume 45, Pages 140-142, Map Records of Hidalgo County, Texas.

ACKNOWLEDGMENT

STATE OF TEXAS       )  
COUNTY OF HIDALGO )

This instrument was acknowledged before me on February 11, 2006 by  
HECTOR GUERRA, Vice President.



*Rosalinda Guajardo*  
\_\_\_\_\_  
Notary Public, State of Texas

**PREPARED IN THE OFFICE OF:**

GUERRA CONSTRUCTION, L.L.C.  
907 South Cage  
Pharr, Texas 78577

**AFTER RECORDING RETURN TO:**

ADAN ADRIEL MORENO  
6800 Vegas Private Drive  
Edinburg, Texas 78541