

<b>PLANNING DEPT. PCT 3 CERTIFICATE OF PLAT &amp; UTILITY STATUS</b>		
	<b>APPLICANT</b>	<b>APPLICATION NO.</b>
1.	JOSE A. SALAZAR	3-14686
2.	SANJUANITA LUNA	3-9979
3.		
4.		
5.		
6.		
7.		
	COMM. COURT: April 29, 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

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

Precinct 1 2/3 4

Application No:

3-14686  
4/11/14

### 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: Jose A. Salazar

Address: 7401 Western  
Village Blvd  
Mission TX 78574

Phone: (956) 600-5990

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 / 1</u>	<u>4/23/14</u>

Water Supplier: Agua SUD

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

Account/ESI No.: 100327894  
 Temporary Pole  Permanent Service

regarding the land described as:

Western Village Lot 49

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 2/24/02);

(verified by Sandra Cantu);

(verified by Sandra Cantu);

(verified by Sandra Cantu);

(verified by Sandra Cantu);

Sandra Cantu 4/22/14  
Planning Department Authorized Signature

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

\_\_\_\_\_  
Date

ATTEST:

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

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT

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956-205-7049

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

Precinct 1 2 3 4  
Application No: 3-14684  
4/11/14

### 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 A. Salazar  
Address: 17401 Western Village Blvd  
Mission, TX 78574  
Phone: (956) 600-5990

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

Western Village Lot 49

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

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

Jose A. Salazar  
Requesting Party (Signature)      4/22/14  
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:

4/22/14  
Date      Jamilee Carter  
County Official

**'SPECIAL WARRANTY DEED'**

2495512

**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:**

**Date:** March 03, 2014

**Grantor:** TERESO OLIVO AND NANCY OLIVO

**Grantor's Mailing Address (including County):**

6104 N LA HOMA RD.  
MISSION, TX. 78574  
HODALGO COUNTY

**Grantee: JOSE A SALAZAR, JACIEL OLIVO AND JUREM OLIVO**

**Grantee's Mailing Address (including County):**

6104 N LA HOMA RD.  
MISSION, TX. 78574  
HIDALGO COUNTY

**CONSIDERATION:** Ten No/100<sup>th</sup> (\$10.00) Dollars and the execution and delivery by Grantee of a certain promissory note of even date herewith in the principal amount of \$10.00. Payable to the order of Grantor as therein provided, pay in full by the Grantee. All three Grantee's of the above names will be able to sell. When the last parents is deceased.

**PROPERTY:** (including any improvements if any):

All of Lot(s) 49, WESTERN VILLAGE SUBDIVISION, as shown by the map or plat thereof according to the map or plat thereof recorded in volume 39, page 96-97, Map records, County Clerk, Hidalgo Texas, Map Records of Hidalgo County, Texas.

**NO TITLE EXAMINATION WAS REQUIRED IN CONNECTION WITH THE PREPARATION OF THE DOCUMENTATION CONCERNING THE ABOVE DESCRIBED PROPERTY, NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION AS TO TITLE TO THIS PROPERTY NOR AS TO ANY TAXES DUE ON THE PROPERTY**

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

Chapter 232 Texas LGC Application

APPLICATION NO:  
3-14686  
Apr. 11, 2014

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

W4253-00-000-0049-00

[ 1 ] OWNER: SALAZAR, JOSE A  
7401 WESTERN VILLAGE BLVD  
  
MISSION TX, 78574  
Telephone No. 600-5990

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
WESTERN VILLAGE LOT 49  
X-44

LOCATION: 7401 WESTERN & 3 1/2 ML

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: EXIST

[ 3 ] WATER SYSTEM: AGUA

[ 9 ] CONSTRUCTION TYPE: META

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

[ 10 ] EST. COST OF CONST.: \$3,500

[ 5 ] SIZE OF STRUCTURE: 840 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' SIDE 6' CORNERSIDE 20' REAR 30'  
18 INCHES ABOVE TOP OF CURB

FOR COUNTY USE ONLY  
APPLICATION FEES

Sandra Carter 4/11/14  
Prepared by Date

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

R. Carter 4/10/14  
Approved by Date

Light [X] Water [X]

Nancy Olivo 4-12-14  
Signature of Owner or Applicant Date

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

[ 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.



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Rev. 02-19-10

## County of Hidalgo

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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

Precinct 1 2(3)4

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

Application No:

3-9979  
3/11/10

### 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: Sanyuanita Luna

Address: 107 la pinta  
Sullivan tx  
78595

Phone: 956 317 9595

Approved by Environmental Health:	Temporary Service	Final Service
	Authorized Signature	<u>Roy Carter</u> Authorized Signature
Inspection/Permit No:		<u>exists</u>
Date Approved:	<u>1 1</u>	<u>4 123 114</u>

Water Supplier: Agua SUD

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

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

regarding the land described as:

Hidalgo STAR UT 2 Lot 13

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 8/29/96);

(verified by Roy Carter);

(verified by Roy Carter);

(verified by Roy Carter);

(verified by Roy Carter);

Roy Carter 4/22/14  
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT
County of Hidalgo

Rev. 02-19-10

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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: 3-9979
3/11/10

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: Sanjuanita Luna
Address: 107 la pinta
Solivaco TX 78595
Phone: 956 317 9595

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

Hidalgo STARR UT 2 Lot 13

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Sanjuanita Luna 4/22/14
Requesting Party (Signature) Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

This part to be filled out by receiving county official:

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

4/22/14 Date
County Official

The State of Texas,

County of HIDALGO

} Know All Men by These Presents:

That Nelda Edith Mancias

COPY

of the County of Hidalgo State of Texas for and in consideration

of the sum of Twenty-Six Thousand ----(\$26,000.00)----- DOLLARS

to be paid, and secured to be paid, by Eduardo Lopez Sanchez and wife San Juanita Luna Moya and Granddaughter, Stephanie Torres as follows:

To be Paid in the following manner: A down payment of \$3,000.00 was paid on 06-24-2013 -- An additional down payment of \$1,000.00 to be paid on 07-08-2013, making a total down payment of \$4,000.00. The balance of \$22,000.00 to be paid in 88 monthly installments of \$299.14, starting August 8, 2013 and on the 8th day of each month until all 88 payments are made. Payment includes principal and interest at 5.00% A.P.R. as per attached Promissory Note and attached Amortization Schedule, Attachments that are part of this Warranty Deed with Vendor's Lien.

NO TITLE OR TAX EXAMINATION WAS REQUESTED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT, NOR WAS ANY MADE. THIS DOCUMENT WAS PREPARED BASED ON THE INFORMATION PROVIDED BY THE PARTIES. THE PREPARER EXPRESSES NO OPINION ON THE TITLE OF THIS PROPERTY.

have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey, unto the said

Eduardo Lopez Sanchez and wife San Juanita Luna Moya, & Stephanie Torres whose mailing address is 608 El Sendero Drive ---Sullivan City 78595 of the County of Hidalgo State of Texas all that certain

Property (including improvements)

All of Lot Thirteen (13), HIDALGO STARR SUBDIVISION, Unit Two (2), Hidalgo County, Texas, as shown by the map and/or plat thereof recorded in Volume 31, Page 165, Map Records of Hidalgo County Clerk, reference to which is here made for all purposes. Information taken from Doc. # 2040225 , Warranty Deed filed for the record on 10-06-2009 @ 10:59 a.m.

TERMS AND CONDITIONS: See Exhibit "A", attachment & part of this Warranty Deed with Vendor's Lien.

Reservations From & Exceptions to Conveyance & Warranty: See Exhibit "A", attachment & part of this Warranty Deed with vendor's Lien.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said

Eduardo Lopez Sanchez and wife San Juanita Luna Moya & Stephanie Torres heirs and assigns forever and I do hereby bind myself heirs, executors and administrators, to Warrant and Forever Defend, all and singular the said premises unto the said

Eduardo Lopez Sanchez and wife San Juanita Luna Moya & Stephanie Torres heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

But it is expressly agreed and stipulated that the Vendor's Lien is retained against the above described property, premises and improvements, until the above described note , and all interest thereon are fully paid according to

face and tenor, effect and reading, when this deed shall become absolute.

WITNESS my hand at Mission, Texas

this 26th day of June, 2013.

Witness at request of Grantor:

..... x Nelda Edith Mancias Nelda Edith Mancias (Grantor) .....

(Acknowledgment)

STATE OF TEXAS } COUNTY OF HIDALGO

This instrument was acknowledged before me on the 26th day of June, 2013 by Nelda Edith Mancias

My commission expires: Dec. 31, 2016



Eulalio Munoz, Jr. Notary Public, State of Texas

Notary's printed name: Eulalio Munoz, Jr.

# Chapter 232 Texas LGC Application

APPLICATION NO:

3-9979

Mar. 11, 2010

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

PO DRAWER B  
TEL 318-2840

EDINBURG TX 78539  
FAX 318-2844

H2475-02-000-0013-00

[ 1 ] OWNER: MANCIAS, NELDA

PO BX. 934  
SULLIVAN TX . TX. 78595

Telephone No. 445-6460

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
HIDALGO STARR UT 2 LOT 13  
ZONE C-25

LOCATION: 0 N. PINTO RD

[ 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.: \$60,000

[ 5 ] SIZE OF STRUCTURE: 961 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

[ 6 ] USE OF BUILDING: NEW RES

Special Conditions: No construction allowed over any easements.  
F25 R25 S6

FOR COUNTY USE ONLY  
APPLICATION FEES

Prepared by

3/11/10

Date

Approved by

3/11/10

Date

OTHER \_\_\_\_\_

TOTAL AMOUNT . . . . . \$30.00

Light [X]

Water [X]

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

Community No.: 080334

Certification of Elevation  
Required:  YES  NO  BFE

Signature of Owner or Applicant

3-11-10

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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