



PLANNING DEPARTMENT

Rev. 02-19-10

County of Hidalgo

Main Office
1304 South 25th 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: 1-11450

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: Rene Thompson

Address: 1015 N. Texas Blvd

Ste 205 #192

Weslaco, Tx

Phone: 956-463-0165

Approved by Environmental Health:	Temporary Service	Final Service
	_____ Authorized Signature	_____ Authorized Signature
Inspection/Permit No: Date Approved:	_____ / /	_____ / /

Water Supplier: NAWSC

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

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

regarding the land described as:

Sol Encantado Lot #19

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 9/25/02);

(verified by Gilbert Reiner);

(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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Precinct ① 2 3 4

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

Application No: 1-11450

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: Rene Thompson
Address: 1015 N. Texas Blvd Ste 208 #192
Weslaco, TX 78596
Phone: 956-463-0165

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

Sol Encantado lot # 19

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Rene Thompson
Requesting Party (Signature)

7/7/14
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:

7/9/14
Date

[Signature]
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:

1-11450

Jul. 7, 2014

COUNTY OF HIDALGO
PLANNING DEPARTMENT

1902 JOE STEPHENS WESLACO TX 78596
TEL 968-4724 FAX 447-8612

S3979-00-000-0019-00

[1] OWNER: THOMPSON, RENE
1015 N. TEXAS BLVD.
WESLACO, TX 78596
Telephone No. 463-0165

[7] LEGAL DESC./NAME OF SUBDIVISION
SOL ENCANTADO
LOT 19

LOCATION: 0 MILE 14 1/2 & FM 88

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTA

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: BRIC

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

[10] EST. COST OF CONST.: \$100,000

[5] SIZE OF STRUCTURE: 4,419 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: RES. ZONE X-25

Special Conditions: No construction allowed over any easements.

MUST COMPLY W/ALL COUNTY SETBACKS & REG.
FRONT 25' REAR 25' SIDES 6' FINISH FLOOR ELEV.
18" ABOVE CENTERLINE OF STREET

**FOR COUNTY USE ONLY
APPLICATION FEES**

OTHER _____

TOTAL AMOUNT **\$30.00**

Light [X]


Water [X]

Flood Zone: NO
Panel No. /Suffix: 0450C Pct: 1

Community No.: 480334

Certification of Elevation
Required: YES NO BFE

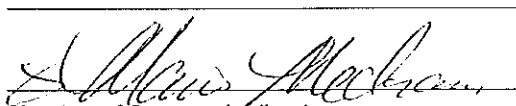
- A. Setbacks front, side & rear shall be in any deed restrictions.
- B. No more than one single family residence per lot.
- C. Applicant shall comply with all of the plat and/or deed restrictions and requirements affecting the lot.
- D. Permit fee shall be doubled for construction commencing or structures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

Prepared by 

Date 7/7/14

Approved by Jonathan Isidro

Date 7/1/14

Signature of Owner or Applicant 

Date 7-7-14

[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 DRIVER'S LICENSE NUMBER

1732383

WARRANTY DEED WITH VENDOR'S LIEN

Date: March 6, 2007

Grantor: Kyle Bennett, Individually and as Trustee of the Kyle Bennett Living Trust

Grantor's Mailing Address (including county): P.O. Box 365, La Blanca, Hidalgo County, Texas 78558-0365

Grantee: Rene Thompson

Grantee's Mailing Address (including county): 5734 Mile 11 North, Mercedes, Hidalgo County, Texas 78570

Consideration: TEN AND NO/100THS DOLLARS (\$10.00) and other good and valuable consideration and a note of even date that is in principal amount of TWENTY ONE THOUSAND AND NO/100TH (\$21,000.00) and is executed by Grantee, payable to order of Grantor. It is secured by a vendor's lien retained in this deed and by deed of trust of even date from Grantee's to RAMONA FLORES, Trustee.

Property (including any improvements):

Lot #19, SOL ENCANTADO SUBDIVISION I, Hidalgo County, Texas, a 30.019 acre tract of land, out of Lot 10 and Lot 11, Block 149, West and Adams Tracts Subdivision, Hidalgo County, Texas according to map or plat thereof recorded in Volume 40, Pages 173, Map Records of Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

- (1) Subject to any and all Oil and Gas Leases of record, if any.
- (2) Easements, rights, rules and regulations in favor of Hidalgo County Water Improvement District.
- (3) Visible and apparent easements on or across the subject property.
- (4) Taxes for the year 2007 and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership.

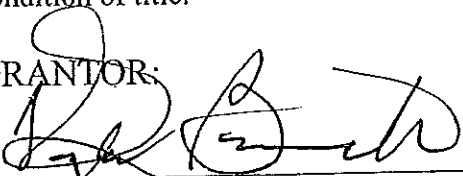
Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to the Grantee the property, together will all and singular the rights and appurtenances thereto in any wise belonging to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators,

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 conveyance to warranty.

But it is expressly agreed that the VENDOR'S LIEN, as well as the Superior Title in and to the above described premises, is retained against the above described property, premises and improvements until the above described note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute.

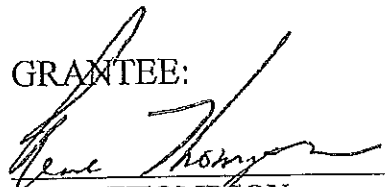
When the context requires, singular nouns and pronouns include the plural.
Preparer has not examined the title to this property and expresses no opinion as to the condition of title.

GRANTOR:



Kyle Bennett, Individually and as
Trustee for the Kyle Bennett Living
Trust

GRANTEE:

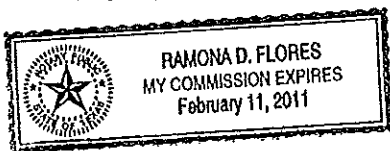


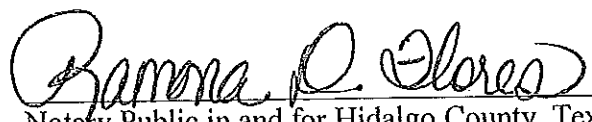
RENE THOMPSON

ACKNOWLEDGEMENT

The State of Texas §
County of Hidalgo §

This instrument was acknowledged before me this 9th day of March
2007, by Kyle Bennett, Individually and as Trust for the Kyle Bennett Living Trust.

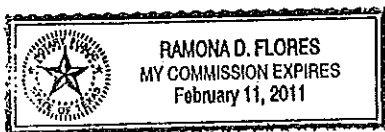


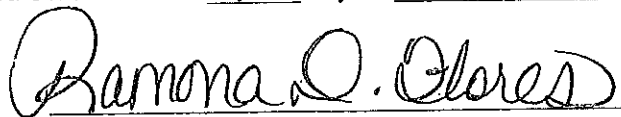


Notary Public in and for Hidalgo County, Texas

The State of Texas §
County of Hidalgo §

This instrument was acknowledged before me this 9th day of March 2007,
by Rene Thompson.





Notary Public in and for Hidalgo County, Texas



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956-205-7049

Precinct 1 2 3 4

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

Application No: 1-4386

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: Lorena Jimenez

Address: 2803 Alondra Dr
Weslaco TX
78596

Phone: 956-778-2392

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

Water Supplier: NAWSC

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

Account/ESI No.: 285819-001
 Temporary Pole Permanent Service

regarding the land described as:

Eagle's Nest Est UH #1 Lot #11 Blk #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 9/17/96);

(verified by Gilbert Pagine);

(verified by [Signature]);

(verified by [Signature]);

(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: 1-4386

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: Lorena Jimenez

Address: 2803 Alondra Dr.

Weslaco, TX 78596

Phone: 956-778-2392

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

Eagle's Nest Est. Ut.#1 Lot#11 Blk#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

Lorena Jimenez
Requesting Party (Signature)

07-14-14
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:

7/15/14
Date

[Signature]
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:

1-4386

Apr. 5, 2007

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

E0155-01-001-0011-00

[1] OWNER: JIMENEZ, JOSE INEZ & LORENA
2802M BUSTAMANTE ST

[7] LEGAL DESC./NAME OF SUBDIVISION
EAGLE'S NEST ESTATES UT 1 LOT
11 BLK 1

WESLACO TX 78596-9308

Telephone No.

LOCATION: 0 MILE 9N & MILE 6 1/2

[2] CONTRACTOR:

[8] SEWAGE: INSTA

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: BLOC

[4] PURPOSE OF APPLICATION: NEW RESIDENCE
C-51 NEW RESIDENTIAL

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

[5] SIZE OF STRUCTURE: 1,665 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
NO

[6] USE OF BUILDING: RESIDENTIAL

Special Conditions: No construction allowed over any easements.
MUST COMPLY W/ ALL SETBACKS & REGULATIONS
FRONT 25' SIDE 6' REAR 40'

FOR COUNTY USE ONLY
APPLICATION FEES

Prepared by [Signature] Date 4/5/07

OTHER
TOTAL AMOUNT \$0.00
Light [X] Water [X]

Approved by [Signature] Date 4/3/07

Flood Zone: NO
Panel No. /Suffix: 0425C Pct: 1
Community No.: 480334
Certification of Elevation Required: YES NO BFE

Signature of Owner or Applicant [Signature] Date 4/5/07

- 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.

WARRANTY DEED WITH VENDOR'S LIEN

DATE: August 10, 1998

GRANTOR: Tony Barbosa and Lidia Barbosa

GRANTOR'S MAILING ADDRESS: 2602 Sugarcane Road, Weslaco, Hidalgo County, Texas 78596
(including County)

GRANTEE: Jose Inez Jimenez and Lorena Jimenez

GRANTEE'S SOCIAL SECURITY NUMBERS: 460-93-6875

GRANTEE'S MAILING ADDRESS: Rt. 6 Box 539-3, Weslaco, Hidalgo County, Texas 78596
(including County)

CONSIDERATION: Ten and 00/100ths Dollars (\$10.00) and other valuable consideration paid by Grantees 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 **ELEVEN THOUSAND FIVE HUNDRED AND 00/100THS (\$11,500.00) DOLLARS** and is executed by Grantees, payable to the order of Grantor. It is further secured by a vendor's lien retained in this deed and by a deed of trust of even date from Grantee to Baldemar Cano, Jr., Trustee.

PROPERTY (Including Any Improvement):

Lot Eleven (11), Block One (1), Eagle's Nest Estates Subdivision, Phase I, Farm Tract 212 block 180, Lot 11 of the West and Adams tract Subdivision, recorded in Volume 31, Page 136 of the Map and Records in the Office of the County Clerk, Hidalgo County, Texas, reference is here made for all purposes.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

- A. Purchaser must secure a building permit from the County of Hidalgo, before construction commences.
- B. All lots are to be used only for Single Residential purposes. Only a one (1) family residence may Be built on the lot. No home/structure/building may be moved onto a lot.
- C. No lot, street, drainage ditch or easement may be used as a parking lot for cars, eighteen wheelers, boats or any other type of vehicle either temporarily or permanently.

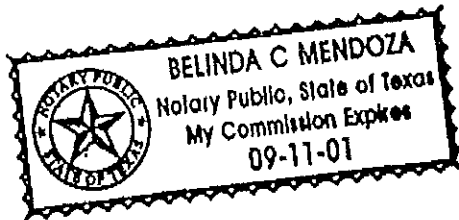
STATE OF TEXAS
COUNTY OF HIDALGO

§
§

(ACKNOWLEDGMENT)

This instrument was acknowledged before me by Lidia Barbosa on this 29th day of August, 1998.

Belinda C. Mendoza
Notary Public -- Hidalgo County, Texas
Commission Expires: September 11, 2001
BELINDA C. MENDOZA
(Full Printed Name of Notary)



Filed for Record in:
Hidalgo County, Texas
by Jose Eloy Pulido
County Clerk

On: Sep 15, 1998 at 03:30P

As a
Recording

Document Number:
Total Fees :

709496
19.00

Receipt Number - 174247
By, Bea Cruz

AFTER FILING, PLEASE RETURN TO:

Jose & Lorena Jimenez
c/o Tony & Lidia Barbosa
2602 Sugarcane Road
Weslaco, Texas 78596

PREPARED IN THE LAW OFFICE OF:

Baldemar Cano, Jr.
217 South Cage
Pharr, Texas 78577
(956) 787-8523