

<b>PLANNING DEPT. PCT 3 CERTIFICATE OF PLAT &amp; UTILITY STATUS</b>		
	<b>APPLICANT</b>	<b>APPLICATION NO.</b>
1.	JOSE COLIN	3-3235
2.	GUADALUPE SHAPIRO	3-15054
3.	SINDI TREJO	3-15068
4.		
5.		
6.		
7.		
	COMM. COURT: AUGUST 12, 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: 33235

12/28/04

### 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 Colin

Address: 16503

Citrus Rd

Edinburg TX 78541

Phone: (956) 655 3305

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service <u>Arundo Ram</u> Authorized Signature
Inspection/Permit No:	Date Approved: <u>1 1</u>	<u>Pro Install</u> <u>7 13 114</u>

Water Supplier: Sharyland

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

Account/ESI No.: 10032789494126588  
 Temporary Pole  Permanent Service

regarding the land described as:

North Field Access 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 10/19/04);

(verified by Roy Cantu);  
Roy Cantu

(verified by Roy Cantu);  
Roy Cantu

(verified by Roy Cantu);  
Roy Cantu

(verified by Roy Cantu);  
Roy Cantu

Roy Cantu 7/31/14  
Planning Department Authorized Signature

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

\_\_\_\_\_  
Date

ATTEST:

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

\_\_\_\_\_  
Date



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956-205-7045  
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Raul E. Sesin, P.E., CFM  
Planning Administrator

Precinct 1 2 (3) 4

Application No: 33225

12/28/04

### 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 Colin

Address: 16503

Citrus Rd Edinburg TX 78541

Phone: (956) 655 3305

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

North F/W Acres 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

Jose Colin  
Requesting Party (Signature)

7/29/04  
Date

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

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

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

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

7/29/04  
Date

[Signature]  
County Official

## 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 license number.**

Date: December 20, 2004

Grantor: Zar-Mat Properties, a Texas partnership  
Grantor's Mailing Address:  
414 E. Dove  
McAllen, Texas 78504

Grantee: JOSE C. COLIN  
First Grantee's Social Security Number: 630-64-3451

Grantee's Phone Number: (956) 585-6915  
Grantee's Mailing Address (including county):  
5604 SUNNY DRIVE  
MISSION, TEXAS 78572  
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 Eighteen Thousand Dollars and No Cents (\$18,000.00), 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 Mark A. Twenhafel, Trustee.

Property (including any improvements):

Lot(s) 01, Northfield Acres Subdivision, as shown by the map or plat thereof recorded in Volume 46, Pages 108-110, Map Records, Hidalgo County, Texas

Reservations from and Exceptions to Conveyance and Warranty:

1. A lien securing a promissory note (the "Prior Note"), dated June 25, 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 1355029. 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;
2. Visible and apparent easements on or across the subject property;
3. Rights of parties in possession;
4. Easements, rights-of-way, and prescriptive rights, whether of record or not;
5. All recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property;

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.

Zar-Mat Properties, a Texas partnership

BY: Jose Ruben Mata  
Jose Ruben Mata, Partner

(Acknowledgment)

State of Texas  
County of Hidalgo

This instrument was acknowledged before me on the 22<sup>nd</sup> day of December, 2004, by Jose Ruben Mata, Partner of Zar-Mat Properties, a Texas partnership on behalf of said Texas Partnership.

Angel Delagarza  
Notary Public, State of Texas



AFTER RECORDING RETURN TO:

Zar-Mat Properties  
414 E. Dove  
McAllen, Texas 78504

Software by ReMerge-It, LLC  
(956) 630-9401  
Sales@ReMerge-It.com

*Jose*

Chapter 232 Texas LGC Application

APPLICATION NO:  
33235  
Dec. 28, 2004

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

N4765-00-000-0001-00

[ 1 ] OWNER: COLIN, JOSE C.  
5604 SUNNY DR.  
MISSION, TX. 78572  
Telephone No. 585-6915

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
NORTHFIELD ACRES LOT 1  
C-05

[ 2 ] CONTRACTOR: SELF

LOCATION: 0 MOOREFIELD & MONTE CRISTO

[ 3 ] WATER SYSTEM: LAD Shary

[ 8 ] SEWAGE: EXIST

[ 4 ] PURPOSE OF APPLICATION: MOVED BUILDING  
C-05 BUILDING MOVED

[ 9 ] CONSTRUCTION TYPE: WOOD

[ 5 ] SIZE OF STRUCTURE: 1,015 Sq. Ft.

[ 10 ] EST. COST OF CONST.: \$2,000

[ 6 ] USE OF BUILDING: RESIDENCE

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

Special Conditions: No construction allowed over any easements.  
FRONT 25' SIDE 6' CORNERSIDE 15' REAR 45', NO  
LIGHT OR WATER UNTIL SETBACKS ARE IN COMPLIANCE.

FOR COUNTY USE ONLY  
APPLICATION FEES

Scante  
Prepared by

12-28-04  
Date

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

Light [ ] Water [ ]

H. Garza  
Approved by

12/28/04  
Date

Flood Zone: NO Panel No. /Suffix: 0300 D Pct: 3

Community No.: 480334

Certification of Elevation  
Required:  YES  NO  BFE

[Signature]  
Signature of Owner or Applicant

12/28/04  
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.



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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: 315054  
7/31/14

### 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: Guadalupe Shapiro

Address: 8315 Vaquero  
Ave

Mission, TX 78574

Phone: (956) 400-9015

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	<u>Chardo Rame</u> Authorized Signature
Date Approved:	<u>1 1</u>	<u>Exedy system</u> <u>7 BT 1/14</u>

Water Supplier: NA

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

Account/ESI No.: 100327894-  
 Temporary Pole  Permanent Service

regarding the land described as:

Cardinal Delta Ph2 Lot 29

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 1/23/08);

(verified by Sandra Cantu);

(verified by Sandra Cantu);

(verified by Sandra Cantu);

(verified by Sandra Cantu);

Sandra Cantu 7/31/14  
Planning Department Authorized Signature

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

\_\_\_\_\_  
Date

ATTEST:

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

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT

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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: 3-15054  
7/31/14

### 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: Guadalupe Shapiro  
Address: 8315 Vaquero Ave  
Mission, TX 78574  
Phone: (956) 400-9015

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

Cardinal Delta Ph2 Lot 29

#### 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 [Signature]  
Requesting Party (Signature)

7/31/14  
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:

7/31/14  
Date

[Signature]  
County Official

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.

### ASSUMPTION WARRANTY DEED

**Date:** February 7, 2012

**Grantor:** Jose Santiago Navas

**Grantor's Mailing Address:**  
200 E. 30<sup>th</sup> St.  
Mission, Texas 78574

**Grantee:** Guadalupe R. Shapiro

**Grantee's Mailing Address:**  
200 E. 30<sup>th</sup> St.  
Mission, Texas 78574

**Consideration:** TEN AND NO/100 DOLLARS and other good and valuable consideration and Grantee's assumption of a first-lien note which Grantee assumes and promises to pay according to the note's terms all principal and interest remaining unpaid. The note is dated February 1, 2008, is in the principal amount of \$22,700.00, and is executed by Jose Santiago Navas, payable to the order of Cardinal Estates, Ltd., a Texas Limited Partnership. It is secured by a vendor's lien retained in deed and by a deed of trust on that property both filed for record in the Office of the County Clerk of Hidalgo County, Texas on February 8, 2008, respectively as Document Nos. 1854336 and 1854337, respectively. As further consideration, Grantee promises to keep and perform all the covenants and obligations named in that deed of trust and to indemnify Grantor against any damages caused by Grantee's breach of his obligations under this assumption.

**Property (including any improvements):**

Lot 29, Cardinal Delta Subdivision Phase II, as shown by the map or plat thereof recorded in Volume 54, Pages 128-130, Map Records of Hidalgo County, Texas.

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

Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded instruments, other than conveyances of the surface estate, that affect the property; taxes for the current year, the payment of which Grantee assumes.

Grantor, for the consideration, receipt of which is 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, to have and hold it to Grantee.

Grantor, for the consideration, receipt of which is 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, 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 conveyance and warranty.

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.

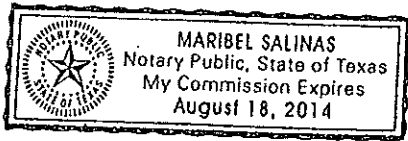
When the context requires, singular nouns and pronouns include the plural.

No title examination was requested in connection with the preparation of this document nor was any made. The preparer expresses no opinion on title to this property.

Jose Santiago Navas  
Jose Santiago Navas

ACKNOWLEDGMENT

This instrument was acknowledged before me on 2-7, 2010, by Jose Santiago Navas.



Maribel Salinas  
Notary Public

AFTER RECORDING RETURN TO:  
Guadalupe R. Shapiro  
200 E. 30<sup>th</sup> St.  
Mission, Texas 78574

Chapter 232 Texas LGC Application

APPLICATION NO:

3-15054

Jul. 31, 2014

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

PO DRAWER B EDINBURG TX 78539  
TEL 318-2840 FAX 318-2844

C1618-02-000-0029-00

[ 1 ] OWNER: SHAPIRO, GUADALUPE R  
8315 VAQUERO AVE

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
CARDINAL DELTA PH 2 LOT 29  
NA 2012 E8-16-12AGUASUD/LANDS  
X-44

MISSION, TX 78574

Telephone No. 400-9015

LOCATION: 0 IOWA RD & 107

[ 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.: \$500

[ 5 ] SIZE OF STRUCTURE: 296 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 WITH REGULATIONS AND SETBACKS.  
FRONT 25' SIDES 6' REAR 35'  
18 INCHES ABOVE TOP OF CURB.

FOR COUNTY USE ONLY  
APPLICATION FEES

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

Light [X] Water [ ]

Flood Zone: NO Panel No. /Suffix: 02900 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.

Sandra Carter 7/31/14  
Prepared by Date

P. Carter 7/28/14  
Approved by Date

X 7/31/14  
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.



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956-968-4734  
956-973-7850

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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: 3-15068

8/5/14

### 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: Sindi J. Trejo

Address: 904 El Lucero St.  
Sullivan City,  
TX. 78595

Phone: 956-485-9117

Approved by Environmental Health:	Temporary Service	Final Service
	_____	<u>43251</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 1</u>	<u>8/5/14</u>

Water Supplier: Agua SUD

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

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

regarding the land described as:

El Lucero Ph2 Lot 157

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 8-6-08);

(verified by Sandra Carter);

(verified by Sandra Carter);

(verified by Sandra Carter);

(verified by Sandra Carter);

Sandra Carter 8/5/14  
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

Precinct 1 2 3 4

Application No: 3-15068

8/5/14

### 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: Sindi J Lopez

Address: 904 E Lucero st  
Sullivan City tx. 78595

Phone: (956)485-9117

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

El Lucero Ph2 Lot 157

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

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

Sindi J Lopez  
Requesting Party (Signature)

8-5-2014  
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:

8/5/14  
Date

Sandra Carter  
County Official

**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.**

**WARRANTY DEED  
WITH VENDOR'S LIEN**

**DATE:** June 27, 2014

**GRANTOR:** El Lucero Investments, LLC, a Texas Limited Liability Company

**GRANTOR'S MAILING ADDRESS:** 222 S. Pecan St., Rio Grande City, Texas 78582

**GRANTEE:** Sindi Jeanette Trejo-Hernandez and Oscar David Hernandez Trejo.

**GRANTEE'S MAILING ADDRESS:** P.O. Box 729, Sullivan City, Texas 78595

**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 \$24,500.00 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 Julia E. Moreno, Trustee.

**PROPERTY:** Lot 157, El Lucero Subdivision Phase II, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 55, Pages 132-134, Map Records, Hidalgo County, Texas.

**RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:** Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded instruments, other than conveyances of the surface estate, that affect the property; taxes for the current year, the payment of which Grantee assumes.

Grantor, for the consideration and subject to the reservations from the 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 hereby 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.

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.

**No title examination was requested in connection with the preparation of this document nor was any made. The preparer expresses no opinion on title to this property.**

El Lucero Investments, LLC, a Texas Limited Liability Company

By: Julia E. Moreno  
Julia E. Moreno, President

**ACKNOWLEDGMENT**

This instrument was acknowledged before me on this the June 27<sup>th</sup>, 2014 by Julia E. Moreno, President of El Lucero Investments, LLC, a Texas Limited Liability Company.



Bianca K. Peña  
Notary Public, State of Texas

**AFTER RECORDING RETURN TO:**

Sindi Jeanette Trejo-Hernandez and Oscar David Hernandez Trejo  
P.O. Box 729  
Sullivan City, Texas 78595

# Chapter 232 Texas LGC Application

APPLICATION NO:  
3-15068  
Aug. 5, 2014

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

E4395-02-000-0157-00

[ 1 ] OWNER: TREJO, SINDI J & OSCAR D  
904 EL LUCERO ST  
  
SULLIVAN CITY, TX 78595  
Telephone No. 485-9117

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
EL LUCERO PH 2 LOT 157  
C-29

[ 2 ] CONTRACTOR: SELF

LOCATION: 0 EXP 83 & N EL PINTO RD

[ 3 ] WATER SYSTEM: AGUA

[ 8 ] SEWAGE: EXIST

[ 4 ] PURPOSE OF APPLICATION: MOVED BUILDING  
29-RESIDENTIAL MOVE-IN/RELO.BUILD.

[ 9 ] CONSTRUCTION TYPE: WOOD

[ 5 ] SIZE OF STRUCTURE: 480 Sq. Ft.

[ 10 ] EST. COST OF CONST.: \$2,000

[ 6 ] USE OF BUILDING: RES MOVE IN ZONE C

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

**Special Conditions: No construction allowed over any easements.**  
MUST COMPLY W/ALL REGULATIONS AND SETBACKS.  
FRONT 25' EASTSIDE 10' WESTSIDE 6' REAR 15'  
18 INCHES ABOVE CENTERLINE OF THE ROAD

### FOR COUNTY USE ONLY APPLICATION FEES

Sandria Carter 8/5/14  
Prepared by Date

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

H. Garza 7/28/14  
Approved by Date

Light [X] Water [X]

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

Community No.: 480334

Certification of Elevation  
Required:  YES  NO  BFE

Sindi J Trejo 8-5-14  
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.