

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS	
	APPLICANT
	APPLICATION NO.
1.	Luis B. Garcia
2.	LICI LTD
3.	LICI LTD
	COMM. COURT: November 10, 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: 4-13198

04-04-14

### 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: Luis B. Garcia

Address: 22605 N. Sunflower  
Edinburg, TX.

Phone: 956-789-8187

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>5/1/14</u>	<u>Existing OSSP</u> <u>10/24/14</u>

Water Supplier: N/A

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

Account/ESI No.: 10032789419663378  
[ ] Temporary Pole [X] Permanent Service

regarding the land described as:

Evergreen Valley Est. III Lot # 110

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;  
A plat has been reviewed and approved by the Commissioners Court; water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;

(Date approved 3-16-07);

(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 Charles Ray);

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 Charles Ray);

Yes

electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

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

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

Application No:

Precinct 1 2 3 4  
4-13198

### 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: Luis B. Garcia  
Address: 22605 N. Sunflower  
Edcouch, TX.  
Phone: 956-789-8187

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

Greenleaf Valley Est. #3 Lot 110

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

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

Luis Garcia  
Requesting Party (Signature)

10-15-14  
Date

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

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

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

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

11-4-14  
Date

[Signature]  
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:  
4-13198  
Apr. 4, 2014

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

E8250-03-000-0110-00

[ 1 ] OWNER: GARCIA, LUIS B.

22605 N. SUNFLOWER RD  
EDCOUCH, TX.

Telephone No. 789-8187

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
EVERGREEN VALLEY EST. PH 3  
LOT #110  
10/10/13NW/E AG.USE

LOCATION: 0 SUNFLOWER & ML 20 N.

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: INSTA

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: BLOC

[ 4 ] PURPOSE OF APPLICATION: NEW RESIDENCE

25- RESIDENTIAL NEW SINGLE DWELLING

[ 10 ] EST. COST OF CONST.: \$150,000

[ 5 ] SIZE OF STRUCTURE: 2,518 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

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

**Special Conditions: No construction allowed over any easements.**

MUST COMPLY W/ALL REGULATIONS & SETBACKS  
FRONT 50' SIDE'S 6' REAR 15' FINISH FLOOR OF ELEV.  
AS PER ELEV. CERTIFICATE. RESIDENTIAL & SHED

**FOR COUNTY USE ONLY  
APPLICATION FEES**

*[Signature]*

*4-04-14*

Prepared by

Date

OTHER \_\_\_\_\_

TOTAL AMOUNT . . . . . \$60.00

Light  [X]

Water  [X]

Flood Zone: NO

Panel No. /Suffix: *032750* Pct: 4

Community No.: *480334*

Certification of Elevation  
Required:  YES  NO  BFE

*[Signature]*

*4-04-14*

Approved by

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.

*[Signature]*

*4-14-14*

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.**

**SPECIAL WARRANTY DEED WITH VENDOR'S LIEN**

Date: February 3, 2012

Grantor: Evergreen Valley Inc., a Texas Corporation  
Grantor's Mailing Address:  
3714 S. Exp. 281  
Edinburg, Texas 78542

2281580

Grantee: Luis Bernardo Garcia  
Grantee's Phone Number: (956) 789-8187  
Grantee's Mailing Address (including county):  
2833 N. 83rd  
Edinburg, Texas 78541  
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 Fifty-Eight Thousand Nine Hundred Fifty and no/100's (\$58,950.00), 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 Nancy Scurlock, Trustee.

Property (including any improvements):

Lot(s) 110, Evergreen Valley Estates, Phase III, as shown by the map or plat thereof recorded in Volume 52, Pages 135-144, Map Records, Hidalgo County, Texas

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

1. A lien securing a promissory note (the "Prior Note"), dated October 13, 2006, 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 1703891. 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. A lien securing a promissory note (the "Prior Note"), dated October 13, 2006, payable to the order of Sundown Developments, Ltd., a Texas Limited Partnership 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 1703892. 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;
3. Visible and apparent easements on or across the subject property;
4. Rights of parties in possession;
5. Easements, rights-of-way, and prescriptive rights, whether of record or not;
6. All recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property;
7. Rights of adjoining owners in any walls and fences situated on a common boundary;
8. Any discrepancies, conflicts, or shortages in area or boundary lines;
9. Any encroachments or overlapping of improvements;
10. All rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of any Water Improvement District, Irrigation District, or other applicable governmental district, agency, or authority;
11. Taxes for the current year and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership;



- 12. The prior reservation or conveyance of all oil, gas, and other minerals previously reserved or conveyed by any parties having the right to do so;
- 13. All Easements, restrictions, set back lines, drainage swale requirements, and other matters shown on the plat of Evergreen Valley Estates, Phase III, as shown on the plat thereof, recorded in Volume 52, Pages 135-144, Map records of Hidalgo County, Texas; and
- 14. Subdivision Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas affecting the subject property.

SAVE AND EXCEPT, and there is hereby reserved unto Grantor, Grantor's successors and assigns, all oil, gas, and other minerals in, on, or under, or that may be produced from the Property, together with the right of ingress and egress at all times for the purpose of mining, drilling, exploring, operating, and developing said Property for oil, gas, and/or other minerals and removing the same there from. If the Property is subject to an existing Lease for oil and gas, or oil, gas and other minerals, Grantor is entitled to receive the royalties and other benefits that are associated with the Property and payable under the Lease.

SAVE AND EXCEPT, and there is hereby reserved unto Grantor, Grantor's successors and assigns, (to the fullest extent permitted by law) all water rights and rights to water (whether riparian, appropriative or otherwise) presently appended or annexed to said property.

Grantor, for the consideration 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 warranty, when the claim is by, through, or under Grantor, but not otherwise.

By the acceptance of this Deed, Grantee is taking the Property "as is", "where is" and "with all faults", and without any representations or warranties whatsoever, express or implied, written or oral, it being the intention of Grantor and Grantee to expressly negate and exclude all representations and warranties, including, but not limited to (i) the physical condition of the property or any element thereof, including, without limitation, warranties related to suitability for habitation, merchantability or fitness for a particular purpose; (ii) the nature or quality of construction, structural design and engineering of any improvements; (iii) the quality of the labor and materials included in any improvements; (iv) the soil conditions; drainage or other conditions existing at the property with respect to any particular purpose, developmental 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.

Evergreen Valley Inc., a Texas Corporation

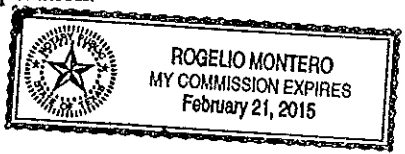
BY: [Signature]  
Herb Scurlock III, Secretary

(Acknowledgment)

State of Texas  
County of Hidalgo

This instrument was acknowledged before me on the 2/3/2012, by Herb Scurlock III, Secretary of Evergreen Valley Inc., a Texas Corporation, on behalf of said Texas Corporation.

[Signature]  
Notary Public, State of Texas



AFTER RECORDING RETURN TO:  
Evergreen Valley Inc.  
3714 S. Exp. 281  
Edinburg, Texas 78542  
Special Warranty Deed  
Page 2

[Signature]



# PLANNING DEPARTMENT

Rev. 02-19-10

## County of Hidalgo

Main Office  
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956-318-2840  
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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: 4-13878

11-03-14

### 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:

Approved by Environmental Health:	Temporary Service  Authorized Signature	Final Service <u>Charles Roman</u> Authorized Signature
Inspection/Permit No:		<u>Sewer system</u>
Date Approved:	<u>1 1</u>	<u>11/15/14</u>

Name: LIC1 LTD.  
EML Proprietor

Address: 3334 Mossy Oak  
Edinburg, TX 78541

Phone: 956-638-2133

Water Supplier: North Alamo WS

Utility Provider:  M.V.E.C.     AEP

Account/ESI No.: 265191-038  
 Temporary Pole     Permanent Service

regarding the land described as:

Oneband Village Phase 2 Lot 702<sup>102</sup>

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 04-20-05);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);
- 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 Charles Roman);
- 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; (verified by Charles Roman);
- 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; (verified by [Signature]);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



# PLANNING DEPARTMENT

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956-205-7049

Precinct 1 2 3 4

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

Application No:

4-13878

### 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: Fernando J. Lopez LPEI, LTB.

Address: 1620 N. 29th  
McAllen, Tx. 78501

Phone: 956-563-3920

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

Oakland Village Ph II Lot #102

#### 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)

11-5-14  
Date

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

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

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

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

11-05-14  
Date

[Signature]  
County Official

# Chapter 232 Texas LGC Application

APPLICATION NO:  
4-13878.  
Nov. 3, 2014

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

00480-02-000-0102-00

[ 1 ] OWNER: L.I.C.I, INC.

1620 N. 29TH  
MCALLEN, TX. 78501

Telephone No. 563-3920

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
OAKLAND VILLAGE PH II  
LOT #102

LOCATION: 0 R. LONGORIA & WISCONSIN

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: PUBLI

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: BLOC

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

[ 10 ] EST. COST OF CONST.: \$95,000

[ 5 ] SIZE OF STRUCTURE: 1,837 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

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

**Special Conditions: No construction allowed over any easements.**  
MUST COMPLY W/ALL REGULATIONS & SETBACKS  
FRONT 25' SIDE'S 6' REAR 20' FINISH FLOOR OF ELEV  
18" TOP OF STREET.

### FOR COUNTY USE ONLY APPLICATION FEES

*[Handwritten Signature]*  
Prepared by

*10/03/14*  
Date

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

Light  Water

*[Handwritten Signature]*  
Approved by

*10/24/14*  
Date

Flood Zone: NO *CP 25*  
Panel No. /Suffix: \_\_\_\_\_ Pct: 4

Community No.: *180335*

Certification of Elevation  
Required:  YES  NO  BFE

*[Handwritten Signature]*  
Signature of Owner or Applicant

*11-03-14*  
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.

Place your cursor on the buttons below and a description of what each button is used for will appear.

[Back to the search page](#)

Printing Instructions



Doc-2472207

**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.**

**"CORRECTION" SPECIAL WARRANTY DEED**

Date: June 18, 2013

Grantor: L.I.C.I. MANAGEMENT, INC., a Texas Corporation, f/k/a L.I.C.I., INC., a Texas Corporation

Grantor's Mailing Address (including county):

1620 N. 29<sup>th</sup> Street  
McAllen, Texas 78501  
Hidalgo County

Grantee: L.I.C.I., LIMITED, a Texas Limited Partnership

Grantee's Mailing Address (including county):

1620 N. 29<sup>th</sup> Street  
McAllen, Texas 78501  
Hidalgo County

Consideration: Ten Dollars and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged.

Property (including any improvements):

All of Lots 102 and 104, OAKLAND VILLAGE SUBDIVISION, PHASE II, Hidalgo County, Texas, according to the map recorded in Volume 47, Page 169-171, Map Records, in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from and Exceptions to Conveyance and Warranty:

1. All oil, gas leases and drilling agreements of record, if any.
2. Easements of record, if any.
3. Easements and conditions as may be contained in plat of said subdivision, if any.
4. Easements, rights, rules, and regulations in favor of pertaining water district, if any.
5. All visible easements and restrictions of record, if any.
6. Subject to the subdivision regulations of the County of Hidalgo and/or Ordinances or governmental regulations of the City in which the property may be located or holding extra-territorial jurisdiction of said property.

Place your cursor on the buttons below and a description of what each button is used for will appear.

[Back to the search page](#)

Printing Instructions



Doc-2472297

7. Standby fees and taxes and assessments by any taxing authority for the year 2013, and subsequent years.

FOR GOOD AND SUFFICIENT CONSIDERATION, the above-named Grantor does hereby GRANT and CONVEY, unto the above-named Grantee, the real property above described, together with the appurtenances. This deed is given for estate planning purposes, without valuable consideration in cash or property, to vest title to the property in a family limited partnership established by the Grantor party.

Grantor WARRANTS that Grantor has good title and authority to execute and deliver this deed to the Grantee, and that Grantor is the owner in fee simple of said premises, subject only to those encumbrances of record, if any, which were made, suffered, or assumed by the Grantor.

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


This deed is made in place of and to correct a deed from Grantor to Grantee, dated June 18, 2013 and recorded in Document Number 2435526, Official Records of Hidalgo County, Texas. By mistake that deed inadvertently described as L.I.C.I., INC., a Texas Corporation when Grantor should have been described as L.I.C.I. MANAGEMENT, INC., a Texas Corporation, f/k/a L.I.C.I., INC., a Texas Corporation. This correction deed, is made by Grantor and accepted by Grantee to correct that mistake, is effective on June 18, 2013, and in all other respects confirms the former deed.

L.I.C.I. MANAGEMENT, INC., a Texas Corporation, f/k/a L.I.C.I., INC., a Texas Corporation

BY:   
ELIZABETH M. LOPEZ, President

ACCEPTED BY:

L.I.C.I. LIMITED, a Texas Limited Partnership by its General Partner  
L.I.C.I. MANAGEMENT, INC., a Texas Corporation

BY:   
ELIZABETH M. LOPEZ, President

Place your cursor on the buttons below and a description of what each button is used for will appear.

[Back to the search page](#)

[Printing Instructions](#)

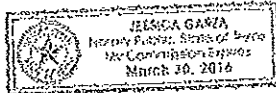


Doc-247227

(Acknowledgment)

State of Texas  
County of Hidalgo

This instrument was acknowledged before me on the 10<sup>th</sup> day of December, 2013, by ELIZABETH M. LOPEZ, President of L.I.C.I. MANAGEMENT, INC., a Texas Corporation, F/R/a L.I.C.I., INC., a Texas Corporation.

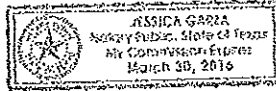


*Jessica Garza*  
Notary Public, State of Texas

(Acknowledgment)

State of Texas  
County of Hidalgo

This instrument was acknowledged before me on the 10<sup>th</sup> day of December, 2013, by ELIZABETH M. LOPEZ, President of L.I.C.I. MANAGEMENT, INC., a Texas Corporation, General Partner of L.I.C.I. LIMITED, a Texas Limited Partnership.



*Jessica Garza*  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

THE LAW FIRM OF:  
McLAREN & ASSOCIATES  
5123 N. McCall  
McAllen, Texas 78504

PREPARED BY:

THE LAW FIRM OF:  
McLAREN & ASSOCIATES  
5123 N. McCall  
McAllen, Texas 78504

File/GF Number: 13-9245



# 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: 4-13879  
11-03-14

### 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: LICI, LTD  
EMK Properties, Inc.  
Address: 3408 Morris Ave  
Edinburg, TX  
Phone: 956-638-2133

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service <u>Chumbo Ram</u> Authorized Signature <u>Sewer system</u> <u>11-15-14</u>
Inspection/Permit No:	Date Approved: <u>1 1</u>	

Water Supplier: North Alamo WS

Utility Provider:  M.V.E.C.     AEP

Account/ESI No.: 265191-039  
 Temporary Pole     Permanent Service

regarding the land described as:

# Onland Village Ph#2 Lot 104

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; 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 04-20-05;

(verified by Maria Cepeda;

(verified by Xos C Rame);

(verified by Chumbo Ram;

(verified by Maria Cepeda);

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

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

\_\_\_\_\_  
Date

ATTEST:

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

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT

Rev. 02-19-10

## County of Hidalgo

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Precinct 1 2 3 4

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

Application No: 4-13879

### 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: Fernando Lopez GARCIA LTD  
Address: 1620 N. 29<sup>th</sup> St  
Meriden, TX. 78501  
Phone: 956-553-3920

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

= Oakland Village Ph 2 Lot # 104

#### 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)

11-5-14  
Date

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

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

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

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

11/05/14  
Date

[Signature]  
County Official

# Chapter 232 Texas LGC Application

APPLICATION NO:

4-13879

Nov. 3, 2014

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

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

00480-02-000-0104-00

[ 1 ] OWNER: L.I.C.I., INC.

1620 N.29TH  
MCALLEN, TX. 78501

Telephone No. 563-3920

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
OAKLAND VILLAGE PH.2 LOT#104

LOCATION: 0 R.LONGORIA & WISCONSIN

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: PUBLI

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: BLOC

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

[10] EST. COST OF CONST.: \$95,000

[ 5 ] SIZE OF STRUCTURE: 1,779 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

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

**Special Conditions: No construction allowed over any easements.**  
MUST COMPLY W/ALL REGULATIONS & SETBACKS  
FRONT 25' SIDE'S 6' REAR 20' FINISH FLOOR OF ELEV.  
18" TOP OF STREET.

### FOR COUNTY USE ONLY APPLICATION FEES

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

Light [X] Water [X]

Flood Zone: NO 480331 Pct: 4  
Panel No./Suffix: 0125C

Community No.: \_\_\_\_\_

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.

[Signature]  
Prepared by

11/13/14  
Date

[Signature]  
Approved by

10/24/14  
Date

[Signature]  
Signature of Owner or Applicant

11-03-14  
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.

Place your cursor on the buttons below and a description of what each button is used for will appear.

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**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.**

**"CORRECTION" SPECIAL WARRANTY DEED**

Date: June 18, 2013

Grantor: L.I.C.I. MANAGEMENT, INC., a Texas Corporation, f/k/a L.I.C.I., INC., a Texas Corporation

Grantor's Mailing Address (including county):

1620 N. 29<sup>th</sup> Street  
McAllen, Texas 78501  
Hidalgo County

Grantee: L.I.C.I., LIMITED, a Texas Limited Partnership

Grantee's Mailing Address (including county):

1620 N. 29<sup>th</sup> Street  
McAllen, Texas 78501  
Hidalgo County

Consideration: Ten Dollars and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged.

Property (including any improvements):

All of Lots 102 and 104, OAKLAND VILLAGE SUBDIVISION, PHASE II, Hidalgo County, Texas, according to the map recorded in Volume 47, Page 169-171, Map Records, in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

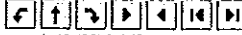
Reservations from and Exceptions to Conveyance and Warranty:

1. All oil, gas leases and drilling agreements of record, if any.
2. Easements of record, if any.
3. Easements and conditions as may be contained in plat of said subdivision, if any.
4. Easements, rights, rules, and regulations in favor of pertaining water district, if any.
5. All visible easements and restrictions of record, if any.
6. Subject to the subdivision regulations of the County of Hidalgo and/or Ordinances or governmental regulations of the City in which the property may be located or holding extra-territorial jurisdiction of said property.

Place your cursor on the buttons below and a description of what each button is used for will appear.

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Doc-2472297

7. Standby fees and taxes and assessments by any taxing authority for the year 2013, and subsequent years.

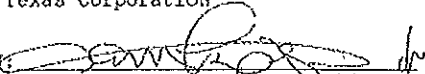
FOR GOOD AND SUFFICIENT CONSIDERATION, the above-named Grantor does hereby GRANT and CONVEY, unto the above-named Grantee, the real property above described, together with the appurtenances. This deed is given for estate planning purposes, without valuable consideration in cash or property, to vest title to the property in a family limited partnership established by the Grantor party.

Grantor WARRANTS that Grantor has good title and authority to execute and deliver this deed to the Grantee, and that Grantor is the owner in fee simple of said premises, subject only to those encumbrances of record, if any, which were made, suffered, or assumed by the Grantor.

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

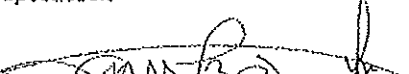
This deed is made in place of and to correct a deed from Grantor to Grantee, dated June 18, 2013 and recorded in Document Number 2435526, Official Records of Hidalgo County, Texas. By mistake that deed inadvertently described as L.I.C.I., INC., a Texas Corporation when Grantor should have been described as L.I.C.I. MANAGEMENT, INC., a Texas Corporation, f/k/a L.I.C.I., INC., a Texas Corporation. This correction deed, is made by Grantor and accepted by Grantee to correct that mistake, is effective on June 18, 2013, and in all other respects confirms the former deed.

L.I.C.I. MANAGEMENT, INC., a Texas Corporation, f/k/a L.I.C.I., INC., a Texas Corporation

BY:   
ELIZABETH M. LOPEZ, President

ACCEPTED BY:

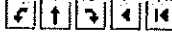
L.I.C.I. LIMITED, a Texas Limited Partnership by its General Partner  
L.I.C.I. MANAGEMENT, INC., a Texas Corporation

BY:   
ELIZABETH M. LOPEZ, President

Place your cursor on the buttons below and a description of what each button is used for will appear.

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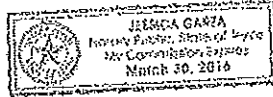
Doc-2472207

(Acknowledgment)

State of Texas  
County of Hidalgo

This instrument was acknowledged before me on the 10<sup>th</sup> day of December, 2013, by ELIZABETH M. LOPEZ, president of L.I.C.I. MANAGEMENT, INC., a Texas Corporation, F/R/a L.I.C.I., INC., a Texas Corporation.

*Jessica Garza*  
Notary Public, State of Texas

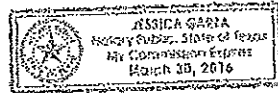


(Acknowledgment)

State of Texas  
County of Hidalgo

This instrument was acknowledged before me on the 10<sup>th</sup> day of December, 2013, by ELIZABETH M. LOPEZ, President of L.I.C.I. MANAGEMENT, INC., a Texas Corporation, General Partner of L.I.C.I. LIMITED, a Texas Limited Partnership.

*Jessica Garza*  
Notary Public, State of Texas



AFTER RECORDING RETURN TO:

THE LAW FIRM OF:  
McLAREN & ASSOCIATES  
5123 N. McColl  
McAllen, Texas 78504

PREPARED BY:

THE LAW FIRM OF:  
McLAREN & ASSOCIATES  
5123 N. McColl  
McAllen, Texas 78504

File/GF Number: 13-5245