



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 234

T.J. Arredondo
Director of Planning

Application No: 1-12408

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: Marivel Trejo

Address: 1143 Anacuacil
Alamo TX 78516

Phone: 215-1713

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

HUISACHE ACRES #4 LOT R7

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 05/24/05;

(verified by Gilbert Pecina);

(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

T.J. Arredondo
Director of Planning

Application No: H-12408

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: Marivel Trejo

Address: 1143 Anacard cir.
Alamo TX 78516

Phone: 215-1713

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

HUISACHE ACRES #4 LOT R7

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Marivel Trejo
Requesting Party (Signature)

5-21-15
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:

6/5/15
Date

[Signature]
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:
1-12408
May. 22, 2015

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

H5210-04-000-00R7-00

[1] OWNER: TREJO, MARIVEL

1143 ANACUA CIR.
ALAMO, TX 78516

Telephone No. 215-1713

[7] LEGAL DESC./NAME OF SUBDIVISION
HUISACHE ACRES #4 LOT#07

LOCATION: 0 TOWER & SIOUX

[2] CONTRACTOR: SELF

[8] SEWAGE: EXIST

[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.: \$76,500

[5] SIZE OF STRUCTURE: 1,500 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: REST. ZONE C-25

Special Conditions: No construction allowed over any easements.
MUST CUMPLY WITH ALL COUNTY SETBACKS & REGULATIONS
SETBACKS FRONT:25' REAR:25' SIDES:6'
MIN. ELEV. ABOVE TOP OF CURB 18"

FOR COUNTY USE ONLY
APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$30.00

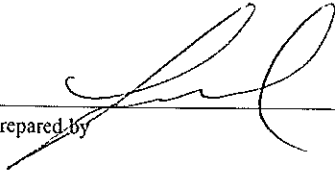
Light [X] Water [X]

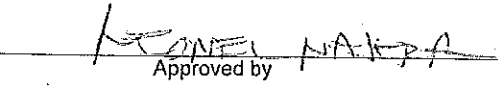
Flood Zone: NO
Panel No. /Suffix: 0425C Pct: 1

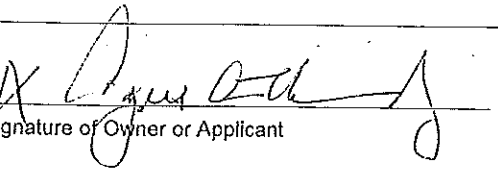
Community No.: 982331

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 5/22/15

Approved by  Date 5/18/15

Signature of Owner or Applicant  Date 5/22/15

[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.

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

Date: August 1, 2013

Grantor: Rogelio Flores , Jr., not joined herein by my spouse as the property hereby conveyed is no part of my homestead and is my sole and separate property

Grantor's Mailing Address:
4420 E. 17 1/2 Mile, Edinburg, Texas 78542

Grantee: Marivel Trejo
Grantee's Mailing Address:
1143 Anacua Circle
Alamo, Texas 78516
Hidalgo County, Texas

2435771

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 Thirty-Four Thousand Dollars and No Cents (\$34,000.00), and is executed by Grantee, payable to the order of Grantor (the "Purchase Note"). The Purchase Note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to Robert Geissler, Trustee.

Property (including any improvements):

Lot R7, Huisache No. 4 Subdivision, an addition to the City of Alamo, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 48, Page 26, Map Records of Hidalgo County, Texas

Reservations from and Exceptions to Conveyance and Warranty:

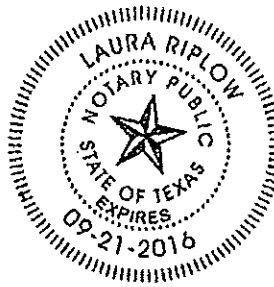
1. Visible and apparent easements on or across the subject property;
2. Easements, rights-of-way, and prescriptive rights, whether of record or not;
3. All recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property;
4. Rights of adjoining owners in any walls and fences situated on a common boundary;
5. Any discrepancies, conflicts, or shortages an area or boundary lines;
6. Any encroachments or overlapping of improvements;
7. 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;
8. Taxes for the current year and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership;
9. 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;
10. All Easements, restrictions, set back lines, drainage swale requirements, and other matters shown on the plat of the subdivision in which the property is located;
11. Rules and Regulations of Hidalgo County, Texas pertaining to septic tanks and other sanitary facilities; and

Rogelio Flores, Jr.
Rogelio Flores, Jr.

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 1st day of ~~July~~ August, 2013, by Rogelio Flores, Jr.



Laura Ripplow
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Rogelio Flores, Jr.
4420 E. 17 1/2 Mile
Edinburg, Texas 78542



PLANNING DEPARTMENT

Rev. 02-19-10

County of Hidalgo

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

T.J. Arredondo
Director of Planning

Precinct 1 2 3 4

Application No: 1-2251

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: Veronica Leos

Address: 305 Santa Maria Ave
Weslaco Tx 78596

Phone: 956 261-2851

Table with columns: Approved by Environmental Health, Temporary Service, Final Service, Authorized Signature, Inspection/Permit No., Date Approved.

Water Supplier: MUTARU

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

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

regarding the land described as:

UN NUEVO AMANECER LOT 9

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

- List of 5 items regarding plat preparation, water service, sewage collection, septic systems, and electrical/gas facilities with handwritten 'yes' or 'no' and verification signatures.

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

T.J. Arredondo
Director of Planning

Application No: 1-2251

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: Veronica Leos

Address: 305 Santa Maria Ave
Weslaco, Tx 78596

Phone: (956) 261-2851

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

UN NUEVO AMANECER LOT 9

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Veronica Leos 5-15-15
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:

6/5/15
Date

[Signature]
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 NUMBER.

Warranty Deed with Vendor's Lien

Date: July 3, 2004

Grantor: JOSE C. CAPETILLO, a single man

Grantor's Mailing Address: P.O. Box 245, Progreso, TX 78579 (Hidalgo County)

Grantee: JUAN OVALLE, JR. and VERONICA LEOS

Grantee's Mailing Address: P.O. Box 936, Progreso, TX 78579, (Hidalgo County)

Consideration: Cash and a note of even date executed by Grantee and payable to the order of Grantor in the principal amount of \$12,000.00. The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to Roberto A. Guerrero, trustee.

Property (including any improvements):

Lot Nine (9), UN NUEVO AMANECER SUBDIVISION, an Addition to the City of Progreso, Hidalgo County, Texas, as per map recorded in Volume 45, Page 90, Map Records of Hidalgo County, Texas, reference to which is here made for all purposes.

Subject to: Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2004, which Grantee assumes and agrees to pay, but not subsequent assessments for that and prior years due to change in land usage.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the 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 way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

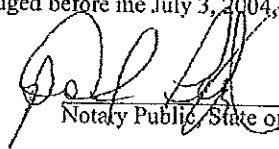
The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

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


JOSE C. CAPETILLO

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me July 3, 2004, by JOSE C. CAPETILLO.


Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

Law Office of Roberto A. Guerrero
2217 N. 23rd Street
McAllen, Texas 78501
Tel: (956) 631-1394
Fax: (956) 618-5949

AFTER RECORDING RETURN TO:

JUAN OVALLE, JR.
P.O. Box 936
Progreso, TX 78579

Chapter 232 Texas LGC Application

APPLICATION NO:

1-2251

Mar. 21, 2005

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

U0150-00-000-0009-00

[1] OWNER: OVALLE, JUAN & VERONICA LEOS
ZONE B
P.O. BOX 936
PROGRESO, TEXAS 78579
Telephone No. 565-5613

[7] LEGAL DESC./NAME OF SUBDIVISION
UN NUEVO AMANECER LOT 9

LOCATION: 0 MALONE & FM 1015

[2] CONTRACTOR: SELF

[8] SEWAGE: PUBLI

[3] WATER SYSTEM: OTHE

[9] CONSTRUCTION TYPE: WOOD

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

[10] EST. COST OF CONST.: \$4,500

[5] SIZE OF STRUCTURE: 720 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: RES. NEW CONST

Special Conditions: No construction allowed over any easements.

FR. 25' REAR 25' SIDE 6' NO LIGHT OR WATER UNTIL
SETBACKS ARE IN COMPLIANCE. 18" ABOVE CENTER
LINE OF QUINTA AVE.

**FOR COUNTY USE ONLY
APPLICATION FEES**

OTHER _____
TOTAL AMOUNT \$0.00

Light [X] Water [X]

Flood Zone: MI
Panel No. /Suffix: _____ Pct: I

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.

Prepared by _____ Date _____

Approved by _____ Date _____

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.

** Original Application was Removed by Fed Agents back in 05. This is why there's no signatures on this one. This is a print out from the system.*

0150-00-000-0009-00

Chapter 232, Texas Local Government Code

Application No. 1-2251 Date 3-21 2005

Location Malone & FM 1015

Lot No. 9 Blk No. _____

Subdivision the Un Nuevo Amanecer

Owner Juan Dvalle B-51

Contractor Self

APPROVED APPLICATION

24x30

new wood frame home

Hidalgo County Planning Department
Note: This Must be Posted on the Structure
Not to be Removed Until Improvements are Completed



MAY 8, 2015

HIDALGO COUNTY HEALTH DEPT./
PLANNING AND ZONING

To Whom it May Concern:

JUAN OVALLE, JR and VERONICA LEOS, are requesting that Military Highway Water Supply Corporation inform your office that Water and Sewer services are available for Residential account for LOT NINE (09) UN NUEVO AMANECER SUBDIVISION, in Hidalgo County, Texas or plat thereof recorded in Map Records, Office of the Hidalgo County, Texas.

Water service can be provided to this property upon application and payment of the applicable fee associated with this connection. Therefore please issue a letter of clearance for this property.

Should any further information be needed regarding this matter , please do not hesitate to contact me at the address or telephone number listed below.

Sincerely,

Alex Cano

Alex Cano

Customer Service Representative

ALL LETTERS ARE GOOD FOR ONE YEAR