

<b>PLANNING DEPT. PCT 3 CERTIFICATE OF PLAT &amp; UTILITY STATUS</b>		
	<b>APPLICANT</b>	<b>APPLICATION NO.</b>
1.	LEONOR CRUZ	3-16188
2.	NELMA GARCIA	3-15696
3.	NELMA GARCIA	3-16037
4.		
5.		
6.		
7.		
	COMM. COURT: OCTOBER 27, 2015	



# PLANNING DEPARTMENT

Rev. 06-03-15

## 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

T.J. Arredondo, CFM  
Director of Planning

Application No:

3-16188  
10/8/15

### 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: Leonor Cruz  
Address: 7014 Santa Monica  
Mission, TX 78574  
Phone: 956-222-1239

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 / 1</u>	<u>Re-installed</u> <u>10 / 19 / 15</u>

Water Supplier: AGUA SUD  
Utility Provider: [ ] M.V.E.C. [X] AEP  
Account/ESI No.: 100327894-  
[ ] Temporary Pole [X] Permanent Service

regarding the land described as: Elite Village PH1 Lot 2

on \_\_\_\_\_, 20\_\_\_\_, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

Fill in "yes" or "no" in each blank

- YES A plat has been prepared;
- YES A plat has been reviewed and approved by the Commissioners Court;
- YES water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;
- NO an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable;
- YES individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023;
- YES electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(Date approved 2/9/09);  
(verified by Sandra Canter);  
Sandra Canter  
(verified by Sandra Canter);  
Sandra Canter  
(verified by Sandra Canter);  
Sandra Canter  
(verified by Sandra Canter);  
Sandra Canter

Sandra Canter 10/8/15  
Planning Department Authorized Signature      Hidalgo County Judge      Date

ATTEST: \_\_\_\_\_  
Hidalgo County Clerk      Date



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Rev. 06-03-15

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Director of Planning

Precinct 1 2 3 4

Application No:

3-16188  
10/8/15

### 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: Leonor Cruz

Address: 7014 Santa Monica  
Mission, TX 78574

Phone: 956-222-1239

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

Elite Village Ph1 Lot 2

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

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

Leonor Cruz  
Requesting Party (Signature)

10-8-15  
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:

10/8/15  
Date

Sandra Carter  
County Official

**Special Warranty Deed with a Vendor's Lien**

**Date:** July 16, 2014

**Seller:** Leonor Ochoa  
411 Donna St.  
Mission, TX 78572  
Hidalgo County, Texas

**Purchaser(s):** Leonor Cruz-Palma  
Antonio Orleans Altamirano-Corona  
7014 Santa Monica Blvd.  
Mission, TX 78574  
Hidalgo County, Texas

Leonor Ochoa ("Seller") agrees to sell and convey, to Leonor Cruz-Palma ("Purchaser") and Antonio Orleans Altamirano-Corona ("Purchaser") whom agree to buy the following property:

**Description of Property (including any improvements):**

Lot(s) 2, Elite Village Subdivision Phase 1, as shown by the map or plat thereof filed for record in the Office of the County Clerk of Hidalgo County, Texas under Clerk's File Number 1968970.

Purchaser(s) agrees to and shall pay to Seller the total sales price of Fifty Thousand Dollars and no/100 (\$50,000.00). Purchaser(s) have paid One Thousand Five Hundred Dollars and no/100 (\$1,500.00) as a down payment on July 16, 2014, receipt of which is here by acknowledged.

**Principal Amount:** Forty Eight Thousand Five Hundred Dollars and no/100 (\$48,500.00).

**Annual Interest Rate:** 0%

**Terms of Payment:**

Principal Balance shall be due and payable in monthly installments of Four Hundred Dollars and no/100 (\$400) each, payable on the 16<sup>th</sup> day of each and every calendar month, beginning on August 16, 2014, and continuing regularly and monthly thereafter until the principal amount has been paid in full. If any installment becomes overdue for more than ten (10) days, \$25.00 will be charged as a late fee.

The Purchase Price:	<u>\$50,000.00</u>
Down Payment:	<u>\$1,500.00</u>
Amount Financed:	<u>\$48,500.00</u>
Monthly Payment:	<u>\$400.00</u>
Term: 121 months (120 months @ \$400.00 and 1@ \$500.00)	

If Leonor Cruz-Palma ("Purchaser") and Antonio Orleans Altamirano-Corona ("Purchaser") fail to abide by this contract, Leonor Ochoa ("Seller") will immediately proceed with the repossession processes.

Closing Date: July 16, 2014

Agreed to and accepted by:

Seller:

BY Leonor Ochoa  
Leonor Ochoa

Purchaser:

Leonor Cruz-Palma  
Leonor Cruz-Palma

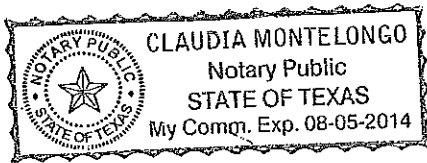
Purchaser:

Antonio Orleans Altamirano-Corona  
Antonio Orleans Altamirano-Corona

**ACKNOWLEDGMENT**

STATE OF TEXAS           §  
   §  
COUNTY OF HIDALGO   §

This instrument was acknowledged before me on July 16, 2014, by  
Leonor Ochoa.

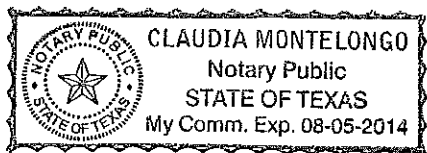


Claudia Montelongo  
Notary Public, State of Texas

**ACKNOWLEDGMENT**

STATE OF TEXAS           §  
   §  
COUNTY OF HIDALGO   §

This instrument was acknowledged before me on July 16, 2014, by  
Leonor Cruz-Palma.

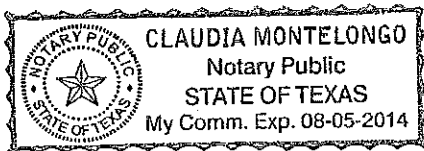


Claudia Montelongo  
Notary Public, State of Texas

**ACKNOWLEDGMENT**

STATE OF TEXAS           §  
   §  
COUNTY OF HIDALGO   §

This instrument was acknowledged before me on July 16, 2014, by  
Antonio Orleans Altamirano-Corona.



Claudia Montelongo  
Notary Public, State of Texas

Chapter 232 Texas LGC Application

APPLICATION NO: 3-16188 Oct. 8, 2015

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

E5140-01-000-0002-00

[ 1 ] OWNER: ALTAMIRANO, ANTONIO CRUZ, LEONOR 7014 SANTA MONICA MISSION, TX 78574 Telephone No. 222-1239

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION ELITE VILLAGE PH 1 LOT 2 X-44

LOCATION: 0 TEXAN RD & 4 ML

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: EXIST

[ 3 ] WATER SYSTEM: AGUA

[ 9 ] CONSTRUCTION TYPE: META

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

[ 10 ] EST. COST OF CONST.: \$2,500

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

[ 11 ] SPECIAL FLOOD HAZARD AREA: YES NO

[ 6 ] USE OF BUILDING: RES MH ZONE X

Special Conditions: No construction allowed over any easements. MUST COMPLY W/ALL REGULATIONS AND SETBACKS. FRONT 40' SIDE 6' CORNERSIDE 10' REAR 35' 18 INCHES ABOVE TOP OF CURB.

FOR COUNTY USE ONLY APPLICATION FEES

Sandra Canter 10/8/15 Prepared by Date

OTHER TOTAL AMOUNT \$30.00

B. Canter 10/8/15 Approved by Date

Light [X] Water [X]

Leonor Cruz 10-8-15 Signature of Owner or Applicant Date

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

Community No.: 480334

Certification of Elevation Required: YES NO BFE

- A. Setbacks front, side & rear shall be in any deed restrictions. B. No more than one single family residence per lot. C. Applicant shall comply with all of the plat and/or deed restrictions and requirements affecting the lot. D. Permit fee shall be doubled for construction commencing or structures moved in prior to obtaining a permit. E. Applicant/owner states that no structures exist on this tract of land. If found in violation, permit may be revoked.

[ NOTICE ]

SEPARATE PERMITS ARE REQUIRED FOR SEPTIC TANKS. THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS. OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF ONE YEAR AT ANYTIME AFTER WORK IS COMMENCED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND REGULATIONS GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 02-19-10

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956-318-2844

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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

**T.J. Arredondo**  
Director of Planning

Application No: 3-15696

4/2/15

### 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:

c/o Jade Abrego

Name: Nelma Garcia

Address: 8574 N. Minnesota Rd.

MISSION, TX

78574

Phone: 956-240-1342

Approved by Environmental Health:	Temporary Service	Final Service
	Authorized Signature	<u>Chud R...</u> Authorized Signature
Inspection/Permit No:		<u>50376</u>
Date Approved:	<u>1 1</u>	<u>12/20/15</u>

Water Supplier: Agua SUD

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

Account/ESI No.: 10032789429112205

[ ] Temporary Pole [  ] Permanent Service

regarding the land described as:

Mona Lisa Lot 3

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

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

(Date approved 11/4/97);

(verified by Sandra Canter)

(verified by Sandra Canter)

(verified by Sandra Canter)

(verified by Sandra Canter)

Sandra Canter 10/20/15  
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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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

**T.J. Arredondo**  
Director of Planning

Application No: 315694

4/2/15

### 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: cb Jade Abrego

Name: Nelma Garcia

Address: 8534 N. Minnesota Rd.

Mission, TX 78574

Phone: 956-240-1342

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

Mona Lisa lot 3

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)

10/30/15  
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:

10/20/15  
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: January 16, 2007

GRANTOR: CELIA NINFA MONTOYA F/K/A CELIA NINFA FONSECA, a single woman

GRANTOR'S MAILING ADDRESS: 2705 East Andrew Ave., Mission,  
Hidalgo County, Texas 78574

GRANTEE: NELMA GARCIA

GRANTEE'S MAILING ADDRESS: Rt. 40 Box 1167 Minnesota Road, Mission,  
Hidalgo County, Texas 78574

**CONSIDERATION: Ten and No/100 (\$10.00) and other good and valuable consideration by said Grantee to Grantor, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by Grantee herein of this one promissory note of even date that is in the original principal amount of SIXTY-EIGHT THOUSAND AND NO/100 (\$68,000.00) Dollars, and is executed by Grantee, payable to the order of CELIA NINFA FONSECA, as therein provided. The note is secured by a vendor's lien herein retained upon the hereinafter described real property in favor of CELIA NINFA FONSECA in this deed and is additionally secured by a Deed of Trust of even date from Grantee to Byron Jay Lewis, Trustee.**

PROPERTY (including any improvements, if any):

Lots One (1), Two (2) and Three (3), MONA LISA SUBDIVISION, Hidalgo County, Texas as per map or plat thereof recorded in Volume 32, Page 195A, Map Records, Hidalgo County, Texas.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

- A. All the oil, gas and other minerals, in, under or that may be produced from the subject property are excepted herefrom in instrument recorded in Volume 1499, Page 626, Deed Records, Hidalgo County, Texas.
- B. Easement for RIGHT OF WAY granted to HIDALGO COUNTY, as set forth in instrument recorded in Volume 764, Page 342, Deed Records, Hidalgo County, Texas.
- C. Easements, rules, regulations, and rights in favor of Hidalgo County Irrigation District No. 6.
- D. Minimum floor elevation: Thirty-five foot (35') minimum setback line along the front; twenty foot (20') minimum setback line along the rear; ten foot (10') minimum setback line along the side; ten foot (10') utility easement on South side of Lot Three (3) and fifteen-foot (15') drainage swale on South side of Lot Three (3); as per map or plat thereof recorded in Volume 32, Page 195A, Map Records, Hidalgo County, Texas.

- E. Easements, or claims of easements, which are not recorded in the public records.
- F. Rights of parties in possession.
- G. Standby fees, taxes, and assessments by any taxing authority for the year 2007 and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, Texas Tax Code, or because of improvements not assessed for a previous tax year.

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 unto 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

Grantor hereby retains a first and superior vendor's lien against the property. The vendor's lien against and superior title to the property are retained until each note described is fully paid to its terms, at which time this deed shall become absolute.

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

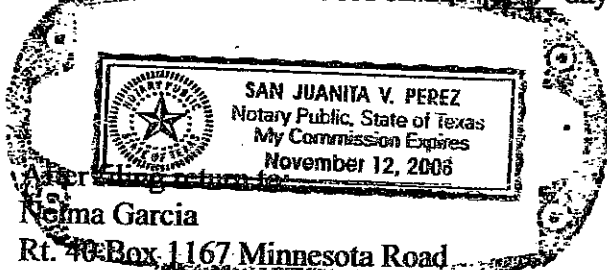
EXECUTED my hand on the 01-26 day of January, 2007.

*Celia Ninfa Montoya*  
 CELIA NINFA MONTOYA  
 F/K/A CELIA NINFA FONSECA

STATE OF TEXAS       §  
                                   §  
 COUNTY OF HIDALGO   §

SWORN TO AND SUBSCRIBED before me by the said CELIA NINFA MONTOYA F/K/A CELIA NINFA FONSECA on this 26 day of January, 2007.

*San Juanita V. Perez*  
 NOTARY PUBLIC, STATE OF TEXAS  
 NOTARY'S NAME PRINTED:  
 NOTARY'S COMMISSION EXPIRES:



Notary Public, State of Texas  
 My Commission Expires  
 November 12, 2006  
 Neima Garcia  
 Rt. 40 Box 1167 Minnesota Road  
 Mission, Tx. 78574

Chapter 232 Texas LGC Application

APPLICATION NO:

3-15696

Apr. 2, 2015

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

PO DRAWER B  
TEL 318-2840

EDINBURG TX 78539  
FAX 318-2844

M5681-00-000-0003-00

[ 1 ] OWNER: GARCIA, NELMA  
C/O ADAN GARCIA JR  
8524 N MINNESOTA RD  
MISSION TX 78574

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
MONALISA LOT 3  
C-25

Telephone No. 600-2780

LOCATION: 0 MINNESOTA RD & 7 1/4 ML

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: INSTA

[ 3 ] WATER SYSTEM: AGUA

[ 9 ] CONSTRUCTION TYPE: WOOD

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

[ 10 ] EST. COST OF CONST.: \$15,900

[ 5 ] SIZE OF STRUCTURE: 960 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

[ 6 ] USE OF BUILDING: NEW RES ZONE C

Special Conditions: No construction allowed over any easements.

MUST COMPLY W/ALL REGULATIONS AND SETBACKS.  
FRONT 40' NORTHSIDE 10' SOUTHSIDE 25' REAR 20'  
18 INCHES ABOVE TOP OF CURB.

FOR COUNTY USE ONLY  
APPLICATION FEES

Jandea Cantu 4/2/15  
Prepared by Date

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

R. Cantu 4/2/15  
Approved by Date

Light [X] Water [ ]

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

Community No.: 480334

Certification of Elevation  
Required:  YES  NO  BFE

[Signature] 4/2/15  
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.

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956-205-7049

**F.J. Arredondo, CFM**  
Director of Planning

Precinct 1 2(3)

Application No: 3110037  
8/10/15

**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: Nelma Garcia

Address: 8536 N. Minnesota Rd  
Mission Tx 78574

Phone: (956) 600-2780

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service <u>Chad Par</u> Authorized Signature
Inspection/Permit No:	Date Approved: <u>1 1</u>	<u>50305</u> <u>10/21/15</u>

Water Supplier: Agua SUD

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

Account/ESI No.: 10032789429754077  
 Temporary Pole  Permanent Service

regarding the land described as:  
mana Lisa 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

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

(Date approved 11/4/97);

(verified by Sandra Carter);

(verified by Sandra Carter);

(verified by Sandra Carter);

(verified by Sandra Carter);

Sandra Carter 10/21/15  
Planning Department Authorized Signature

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

\_\_\_\_\_  
Date

ATTEST: \_\_\_\_\_  
Hidalgo County Clerk

\_\_\_\_\_  
Date



PLANNING DEPARTMENT  
County of Hidalgo

Rev. 06-03-15

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

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 <sup>B</sup>4

Application No: 3-16037  
8/10/15

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: Nelma Garcia

Address: 8536 N Minnesota Rd  
mission, TX 78574

Phone: \_\_\_\_\_

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

Mona Lisa 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

Nelma Garcia 10/2/15  
Requesting Party (Signature) 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:

10/2/15  
Date

Sandra [Signature]  
County Official

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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: January 16, 2007

GRANTOR: CELIA NINFA MONTOYA F/K/A CELIA NINFA FONSECA, a single woman

GRANTOR'S MAILING ADDRESS: 2705 East Andrew Ave., Mission,  
Hidalgo County, Texas 78574

GRANTEE: NELMA GARCIA

GRANTEE'S MAILING ADDRESS: Rt. 40 Box 1167 Minnesota Road, Mission,  
Hidalgo County, Texas 78574

CONSIDERATION: Ten and No/100 (\$10.00) and other good and valuable consideration by said Grantee to Grantor, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by Grantee herein of this one promissory note of even date that is in the original principal amount of SIXTY-EIGHT THOUSAND AND NO/100 (\$68,000.00) Dollars, and is executed by Grantee, payable to the order of CELIA NINFA FONSECA, as therein provided. The note is secured by a vendor's lien herein retained upon the hereinafter described real property in favor of CELIA NINFA FONSECA in this deed and is additionally secured by a Deed of Trust of even date from Grantee to Byron Jay Lewis, Trustee.

PROPERTY (including any improvements, if any):

Lots One (1), Two (2) and Three (3), MONA LISA SUBDIVISION, Hidalgo County, Texas as per map or plat thereof recorded in Volume 32, Page 195A, Map Records, Hidalgo County, Texas.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

- A. All the oil, gas and other minerals, in, under or that may be produced from the subject property are excepted herefrom in instrument recorded in Volume 1499, Page 626, Deed Records, Hidalgo County, Texas.
- B. Easement for RIGHT OF WAY granted to HIDALGO COUNTY, as set forth in instrument recorded in Volume 764, Page 342, Deed Records, Hidalgo County, Texas.
- C. Easements, rules, regulations, and rights in favor of Hidalgo County Irrigation District No. 6.
- D. Minimum floor elevation: Thirty-five foot (35') minimum setback line along the front; twenty foot (20') minimum setback line along the rear; ten foot (10') minimum setback line along the side; ten foot (10') utility easement on South side of Lot Three (3) and fifteen foot (15') drainage swale on South side of Lot Three (3); as per map or plat thereof recorded in Volume 32, Page 195A, Map Records, Hidalgo County, Texas.

- E. Easements, or claims of easements, which are not recorded in the public records.
- F. Rights of parties in possession.
- G. Standby fees, taxes, and assessments by any taxing authority for the year 2007 and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, Texas Tax Code, or because of improvements not assessed for a previous tax year.

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 unto 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

Grantor hereby retains a first and superior vendor's lien against the property. The vendor's lien against and superior title to the property are retained until each note described is fully paid to its terms, at which time this deed shall become absolute.

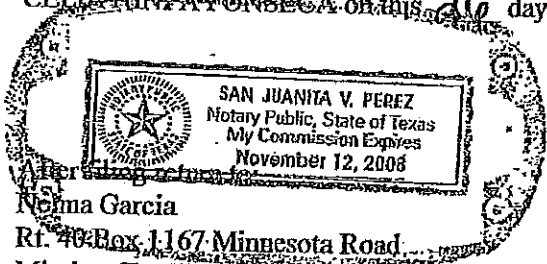
When the context requires, singular nouns and pronouns include the plural.

EXECUTED my hand on the 26 day of January, 2007.

*Celia Ninfa Montoya*  
 CELIA NINFA MONTOYA  
 F/K/A CELIA NINFA FONSECA

STATE OF TEXAS §  
 §  
 COUNTY OF HIDALGO §

SWORN TO AND SUBSCRIBED before me by the said CELIA NINFA MONTOYA F/K/A CELIA NINFA FONSECA on this 26 day of January, 2007.



*San Juanita V. Perez*  
 NOTARY PUBLIC, STATE OF TEXAS  
 NOTARY'S NAME PRINTED:  
 NOTARY'S COMMISSION EXPIRES:

Chapter 232 Texas LGC Application

APPLICATION NO: 3-16037 Aug. 10, 2015

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

M5681-00-000-0001-00

[ 1 ] OWNER: GARCIA, NELMA 8536 N MINNESOTA RD MISSION TX 78574 Telephone No. 600-2780

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION MONALISA LOT 1 C-25

LOCATION: 0 MINNESOTA RD & 7 ML

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: INSTA

[ 3 ] WATER SYSTEM: AGUA

[ 9 ] CONSTRUCTION TYPE: WOOD

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

[ 10 ] EST. COST OF CONST.: \$19,000

[ 5 ] SIZE OF STRUCTURE: 1,120 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA: YES NO

[ 6 ] USE OF BUILDING: NEW RES ZONE C

Special Conditions: No construction allowed over any easements. MUST COMPLY WITH REGULATIONS AND SETBACKS. FRONT 40' N SIDE 15' S SIDE 10' REAR 20' 18 INCHES ABOVE TOP OF CURB.

FOR COUNTY USE ONLY APPLICATION FEES

Jandrea Carter 8/10/15 Prepared by Date

OTHER TOTAL AMOUNT \$30.00

R. Carter 8/16/15 Approved by Date

Light [X] Water [X]

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

Community No.: 480334

Certification of Elevation Required: YES NO BFE

Nelma Garcia 8/10/15 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.