

PLANNING DEPT. PCT.#1 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	JESUS MELGOZA	1-12909
2.	HEMINIO GONZLAEZ	1-12333
3.		
4.		
5.		
	COMM. COURT: December 8 , 2015	



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

Main Office
1304 South 25th Street
Edinburg, Texas 78542
956-318-2840
956-318-2844

Precinct No.1 Substation
1902 Joe Stephens Ave.
Weslaco, TX 78596
956-968-4734
956-973-7850

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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 1-12909

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	Final Service
	Authorized Signature	Authorized Signature
Inspection/Permit No:		
Date Approved:	/ /	/ /

Name: Jesus V. Melgoza

Address: 8212 Tropical Dr.
Donna TX 78537

Water Supplier: North Alamo Water Supply

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

Phone: 956-463-4327

Account/ESI No.: na
 Temporary Pole Permanent Service

regarding the land described as: Tropical Palms Estates #2 Lot #41.

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 10-24-02);

(verified by Johanna Vallejo)
(Johanna Vallejo)

(verified by Johanna Vallejo)

(verified by Johanna Vallejo)

(verified by Johanna Vallejo)

Johanna Vallejo
Planning Department Authorized Signature

Hidalgo County Judge

ATTEST: _____
Hidalgo County Clerk

Date

Date



PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

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956-205-7045
956-205-7049

T.J. Arredondo, CFM
Director of Planning

Precinct 0 2 3 4

Application No: 1-122109

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: Jesus V. Melgoza
Address: 8212 Tropical Dr.
Donna Tx 78537
Phone: 956-463-4327

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

Tropical Palms Estates #2 Lot #41

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

J Melgoza
Requesting Party (Signature)

11/24/15
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:

12/2/2015
Date

Johanna Valles
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:

1-12909

Nov. 24, 2015

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

T7920-02-000-0044-00

[1] OWNER: MENDOZA, JESUS V.
8212 TROPICAL DR.
DONNA TX 78537
Telephone No. 463-4327

[7] LEGAL DESC./NAME OF SUBDIVISION
TROPICAL PALMS ESTATES #2 LOT
LOT 41

LOCATION: 0 MILE 6 & MILE 12 1/2

[2] CONTRACTOR: SELF

[8] SEWAGE: EXIST

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: META

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

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

[5] SIZE OF STRUCTURE: 25,000 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:30' REAR:20' SIDES:10'
MIN. ELEV. ABOVE TOP CENTERLINE OF ST. 18"

FOR COUNTY USE ONLY
APPLICATION FEES

Leonel Najera
Prepared by

11/24/2015
Date

OTHER
TOTAL AMOUNT \$30.00

Leonel Najera
Approved by

11/23/15
Date

Light [X] Water [X]
Flood Zone: NO 0425C Pct: 0
Panel No. /Suffix:
Community No.: 480334
Certification of Elevation Required: YES NO BFE

Signature of Owner or Applicant

11/24/2015
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.

SIERRA TITLE
LOSER *(initials)* GF# *3110099*

General Warranty Deed

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.

Date: April 16, 2015

Grantor: RONALD E. MISTAK and wife, TAMMY J. MISTAK

Grantor's Mailing Address:

Grantee: JESUS V. MELGOZA, as my sole and separate property and estate

Grantee's Mailing Address: 6351 N. FM 493
Donna, Texas 78537
Hidalgo County

Consideration: TEN AND NO/100THS DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged

Property (including any improvements):

Lot 41, TROPICAL PALMS ESTATES NO. 2 SUBDIVISION, an Addition to the City of Donna, Hidalgo County, Texas, according to the Plat or Map thereof recorded in Volume 41, Page 15, Map Records of Hidalgo County, Texas.

Reservations from Conveyance:

Subject To:

Easement in favor of Hidalgo County as shown by instrument dated March 23, 1961, recorded in Volume 1004, Page 51, Deed Records of Hidalgo County, Texas.

Right-of-Way Easement reserved by North Alamo Water Supply Corp., as shown on plat recorded in Volume 41, Page 15, Map Records of Hidalgo County, Texas.

Easements and conditions as shown on plat recorded in Volume 41, Page 15, Map Records of Hidalgo County, Texas.

Easements, rights, rules, and regulations in favor of Donna Irrigation District Hidalgo County, No. 1.

Easements, or claims of easements, which are not of public record.

Oil and Gas Lease dated August 23, 2000, from Miguel Balderas, Jr. and wife, Sylvia G. Balderas and Jose Arturo Mosqueda and wife, Yolanda Mosqueda to Suemaur Exploration & Production, L.L.C., filed for record in the Office of the County Clerk of Hidalgo County, Texas, on November 2, 2000, under Clerk's File No. 917921.

An undivided one-sixteenths (1/16th) interest in all oil, gas, and other minerals reserved in Deed dated March 16, 1925, recorded in Volume 201, Page 214, Deed Records of Hidalgo County, Texas.

No building permitted over any easements and no fill or permanent structures allowed over or within any swale easements as shown on plat recorded in Volume 41, Page 15, Map Records of Hidalgo County, Texas.

Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting

the title that would be disclosed by an accurate and complete land survey of the land.

All ad valorem taxes for the year 2015 and all subsequent years.

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.

For the same Consideration, Grantor hereby grants, sells, conveys, assigns and delivers to Grantee, without covenant or warranty express or implied (whether under Section 5.023 of the Texas Property Code or otherwise), all right, title and interest, if any, of Grantor, as owner of the Property but not as owner of any other Property in and to (i) strips or gores, if any, between the Property and abutting properties (except to the extent, if any, that such strips or gores abut or provide access to other properties owned by Grantor), (ii) any land lying in or under the bed of any street, alley, road or right-of-way, opened or proposed, abutting or adjacent to the Property, (iii) any leases and rental agreements (whether written or verbal) that grant a possessory interest in or that otherwise grant rights with regard to the use of all or any portion of the Property, and (iv) any easements, rights of way, rights of ingress and egress or other interests in, on or to, any land, highway, street, road or avenue, open or proposed, in, on, across from, in front of, abutting, adjoining or otherwise appurtenant to the Property, as well as all other rights, privileges and appurtenances owned by Grantor and in any way related to the Property and other rights and interests of Grantor hereunder conveyed, but reserving and retaining unto Grantor, its successors and assigns, the nonexclusive and coextensive right to the use and benefit of the same for the benefit of any other properties owned by Seller to which such rights are appurtenant.

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

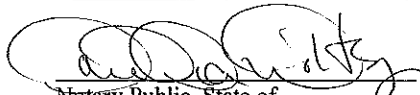

RONALD E. MISTAK

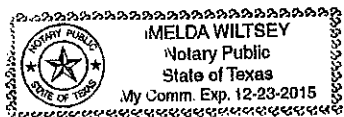

TAMMY J. MISTAK

(Acknowledgment)

STATE OF TEXAS
COUNTY OF Hidalgo

This instrument was acknowledged before me on the 16 day of April, 2015, by
RONALD E. MISTAK.

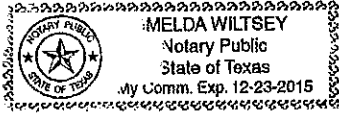

Notary Public, State of




(Acknowledgment)

STATE OF ~~TEXAS~~
COUNTY OF ~~Hidalgo~~

This instrument was acknowledged before me on the 11^o day of April, 2015, by
TAMMY J. MISTAK.




Notary Public, State of

AFTER RECORDING RETURN TO:
JESUS V. MELGOZA
6351 N. FM 493
Donna, Texas 78537

PREPARED IN THE LAW OFFICE OF:
JOHN ROBERT KING
3409 N. 10th, Suite 100
McAllen, Texas 78501
FileNo.:GF#3160999;IW/ih



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

Main Office
1304 South 25th Street
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956-973-7850

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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: 1-12333

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: Herminio Gonzalez

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

Address: 8755 W. Charles Green

Water Supplier: NAWSC

Monk Alto, Tx

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

78538

Account/ESI No.: na

Phone: (956) 638-7229

Temporary Pole Permanent Service

regarding the land described as:

Promesa Est. 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 9-03-04);
(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

Johanna Vallejo
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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Precinct 02 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 1-12333

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: Herminio Gonzalez

Address: 8755 W. Charles Green
Monte Alto, Tx 78589

Phone: (956) 638-7229

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

Promesa Est. 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

[Signature]
Requesting Party (Signature)

11-30-15
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:

11/30/15
Date

[Signature]
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:

1-12333

May. 4, 2015

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

P9230-00-000-0001-00

[1] OWNER: GONZALEZ, HERMINIO

8755 W. CHARLES GREEN
MONTE ALTO, 78538

Telephone No. 638-7229

[7] LEGAL DESC./NAME OF SUBDIVISION
Promesa Estates Lot 1

LOCATION: 0

[2] CONTRACTOR: SELF

[8] SEWAGE: EXIST

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: WOOD

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

[10] EST. COST OF CONST.: \$125,000

[5] SIZE OF STRUCTURE: 4,269 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: NEW RES ZONE B-01

Special Conditions: No construction allowed over any easements.

MUST COMPLY W/ COUNTY SETBACKS FRONT 50'
SIDE 6' WEST 30' REAR 35'

FOR COUNTY USE ONLY APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$30.00

Light Water

Flood Zone: NO
Panel No. /Suffix: U/2SC Pct: 1

Community No.: 480334

Certification of Elevation
Required: YES NO BFE

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

Johanna Valles
Prepared by

5/4/15
Date

Leonel Najera
Approved by

3-20-15
Date

[Signature]
Signature of Owner or Applicant

5/4/15
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.

Recorded On-2014-Dec-08 As-2565258

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

Date: December 4, 2014

2565258

Grantor: CANDELARIO HERNANDEZ and wife, LEONARDA DEYFILIA HERNANDEZ

Grantor's Mailing Address (including county): 1225 Mohawk Trl
Alamo, Hidalgo County, Texas 78516

Grantee: HERMINIO GONZALEZ

Grantee's Mailing Address (including county): 8755 W. Charles Green
Monte Alto, Hidalgo County, Texas 78538

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration.

Property (including any improvements): Lot One (1), Promesa Estates, an Addition to the City of Alamo, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 45, Page 191, Map Records, Hidalgo County, Texas.

SAVE AND EXCEPT all oil, gas, and other minerals in, on, under, or that may be produced from the above described land which have been reserved or conveyed by prior owners in documents recorded in the office of the Hidalgo County Clerk.

Reservations From and Exceptions to Conveyance and Warranty:

Subject to Oil & Gas Leases of record;

Subject to easements of record;

Subject to Building Restrictions of record;

Subject to visible or apparent easements on or across the property herein described.

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 TO 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.

Recorded On-2014-Dec-08 As-2569260

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

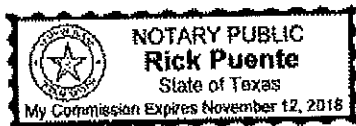
Candelario Hernandez
Candelario Hernandez

Leonarda Deyfilia Hernandez
Leonarda Deyfilia Hernandez

(Acknowledgement)

THE STATE OF TEXAS }
COUNTY OF HIDALGO }

This instrument was acknowledged before me on the 4th day of December 2014
by Candelario Hernandez and Leonarda Deyfilia Hernandez.



R. Puente
Notary Public, State of Texas
My Commission Expires: 11-12-18

After recording please return to:
Herminio Gonzalez
8755 W. Charles Green
Monte Alto TX 78538