

PLANNING DEPT. PCT.#1 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	RICHARDO RODRIGUEZ	1-12865
2.		
3.		
4.		
5.		
	COMM. COURT: December 1 , 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

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 1-12865

### 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: Ricardo Rodriguez

Address: 2918 La Estrella Dr.  
Weslaco, TX  
78596

Phone: (956) 472-4147

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

Water Supplier: North Alamo Water

Utility Provider:  M.V.E.C.     AEP

Account/ESI No.: 256691-029  
 Temporary Pole     Permanent Service

regarding the land described as: Pueblo Del Sol #2 Lot #15 BIK #1

on \_\_\_\_\_, 20\_\_\_\_, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232.028(b):

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

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

(Date approved 10-19-04);

(verified by 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

\_\_\_\_\_  
Date

ATTEST:

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

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT

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Director of Planning

Precinct 1 2 3 4  
1-12865

Application No:

### 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: Richardo Rodriguez  
Address: 2618 1a Estrella Dr  
Weslaco, TX 78596  
Phone: (956) 472-4147

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

Pueblo Del Sol #2 Lot #15 BIK #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)

11/19/15  
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:

11/20/2015  
Date

Johanna Valley  
County Official

# Chapter 232 Texas LGC Application

APPLICATION NO:  
1-12865  
Nov. 5, 2015

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

P9285-02-001-0015-00

[ 1 ] OWNER: RODRIGUEZ, RICHARDO

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
PUEBLO DEL SOL PH 2 LOT 15 BLK

3528 BUDDY OWENS AVE  
MCALLEN TX 78503

Telephone No. 686-7636

LOCATION: 3501 MILE 11 & MILE 6 1/2

[ 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.: \$74,795

[ 5 ] SIZE OF STRUCTURE: 2,137 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

[ 6 ] USE OF BUILDING: NEW RES ZONEX-25

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

MUST COMPLY W/ COUNTY SETBACKS FRONT 30'  
SIDES 10' REAR 25'  
MIN FLOOR ELEVATION 18' ABOVE CURB

### FOR COUNTY USE ONLY APPLICATION FEES

Johanna Valley 11/5/2015  
Prepared by Date

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

Leonel Najera 11/3/2015  
Approved by Date

Light  Water

x Chanel JB 11/5/2014  
Signature of Owner or Applicant Date

Flood Zone: NO 04500 Pct: 1  
Panel No. /Suffix: \_\_\_\_\_

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.

CHARGE: VLTC  
GR#145064/AR

## WARRANTY DEED WITH VENDOR'S LIEN

**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: October 16, 2015

Grantor: ISIDRO G. HUERTA AND WIFE, ELENA HUERTA

Grantor's Mailing Address: 6027 N FM 88  
Weslaco, Texas 78599

Grantee: RICARDO RODRIGUEZ, a married man

Grantee's Mailing Address: 906 Martinez St.  
Weslaco, Texas 78596

Consideration: TEN AND NO/100 (\$10.00) DOLLARS and a note of even date executed by Grantee and payable to the order of BANK OF SOUTH TEXAS in the principal amount of ONE HUNDRED THIRTY-SEVEN THOUSAND TWO HUNDRED TWELVE AND NO/100 (\$137,212.00) of which TWENTY-SEVEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$27,500.00) was advanced in part payment of the purchase price of the herein described property. 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 DARRYL K. LEMKE, Trustee.

Property (including any improvements):

All of Lot 15, Block 1, PUEBLO DEL SOL SUBDIVISION PHASE 2, an Addition to the City of Weslaco, Hidalgo County, Texas, according to the map recorded in Volume 46, Pages 77-79, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from Conveyance: NONE

Exceptions to Conveyance and Warranty: To the extent they validly exist:

1. Restrictive covenants as set forth in instrument dated March 17, 1997, filed March 20, 1997 under Document Number 586140; dated October 8, 1997, filed October 14, 1997 under Document 629988 and dated January 5, 1998, filed January 16, 1998 under Document 648925, all in the Official Records and Volume 42, Page 77, Map Records of Hidalgo County, Texas.
2. Annual maintenance charge and/or current assessments as set forth in instrument dated January 5, 1998, filed January 16, 1998 under Document Number 648925, Official Records, Hidalgo County, Texas.
3. Statutory easements, rules, regulations and rights in favor of Hidalgo and Cameron Counties Water Control and Improvement District No. 9.
4. Minimum floor elevations, setback lines, easements and restrictions as shown on the map of Pueblo Del Sol Subdivision Phase 2, recorded in Volume 46, Page 77, Map Records of Hidalgo County, Texas.
5. Blanket Right of way easement in favor of Tennessee Gas Transmission Co. as shown by instrument, recorded in Volume 963, Page 507, Deed Records of Hidalgo County, Texas.
6. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated November 20, 1952, recorded in Volume 136, Page 468 and Page 485, Oil and Gas Records of Hidalgo County, Texas.
7. Terms, stipulations and conditions contained in Declaration of Unit as set forth in instrument dated November 12, 1957, recorded in Volume 206, Page 580 and dated March 1, 1958, recorded in Volume 213, Page 230, both in the Oil and Gas Records of Hidalgo County, Texas.
8. Mineral and/or royalty reservation contained in deed dated December 15, 1938, recorded in Volume 457, Page 29 and dated March 9, 1943, recorded in Volume 510, Page 18, both in the Deed Records and dated August 23, 1996, filed September 4, 1996 under Document Number 547983, Official Records of Hidalgo County, Texas.
9. Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.
10. 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.
11. Standby fees, taxes and assessments by any taxing authority for the year 2015, and subsequent years, the payment of which Grantee assumes.

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.

BANK OF SOUTH TEXAS, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor' lien against the superior title to the Property are retained for the benefit of BANK OF SOUTH TEXAS and are transferred to BANK OF SOUTH TEXAS without recourse against Grantor.

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

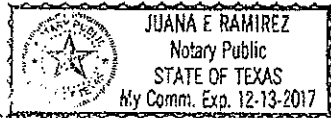
Isidro G. Huerta  
ISIDRO G. HUERTA

Elena Huerta  
ELENA HUERTA

STATE OF TEXAS

COUNTY OF HIDALGO

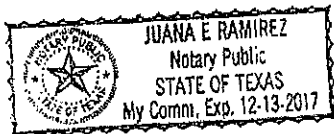
This instrument was acknowledged before me on October 28, 2015 by ISIDRO G. HUERTA.



STATE OF TEXAS

COUNTY OF HIDALGO

This instrument was acknowledged before me on October 28, 2015 by ELENA HUERTA.



Juana E. Ramirez  
NOTARY PUBLIC - STATE OF TEXAS

Juana E. Ramirez  
NOTARY PUBLIC - STATE OF TEXAS

AFTER RECORDING RETURN TO:  
RICARDO RODRIGUEZ  
906 Martinez St.  
Weslaco, Texas 78596

PREPARED IN THE LAW OFFICE OF:  
L.G. "JERRY" CANALES  
6013 N. 10th Street  
McAllen, Texas 78504  
File No.: 145064