

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	Sandro and Jessica Moreno	4-15065
2.	Gerardo A. Valdez	4-15147
3.	Pablo Grimaldo dba Reflection Homes	4-15172
COMM. COURT: February 16, 2016		



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: 4-150605

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: Sandra Moreno

Address: 5511 Geronimo Dr.
Edinburg, TX 78542

Phone: 956 584-7711

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		<u>HE installed</u>
Date Approved:	<u>1 / 1</u>	<u>2 / 14 / 16</u>

Water Supplier: N/A

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

Account/ESI No.: 226003-027
 Temporary Pole Permanent Service

regarding the land described as:

Lot # 14 Seminole Valley, 5511 Geronimo Dr.

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 9/10/98);
- 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 [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 [Signature]);
- 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 [Signature]);
- 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

County of Hidalgo

Rev. 06-03-15

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-15001

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: Quality Forests (Eduardo Moreno)

Address: 514 E. 4th Suite B 551 / Fronimo Ar.
Mission, TX 79573 Edinburg, TX 78542

Phone: 584-7711

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

Jeminole Valley lot # 14

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)

2/4/16
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:

2/10/16
Date

[Signature]
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:
4-15065
Dec. 28, 2015

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

S2440-00-000-0014-00

[1] OWNER: MORENO, SANDRO CRUZ

5507 GERONIMO DRIVE
EDINBURG, TX 78542

Telephone No. 782-7825

[7] LEGAL DESC./NAME OF SUBDIVISION
SEMINOLE VALLEY LOT 14

4/2/12- AG. WATER

LOCATION: 0 R. LONGORIA & OWASSA

[2] CONTRACTOR: SELF

[8] SEWAGE: EXIST

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: WOOD

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

[10] EST. COST OF CONST.: \$160,000

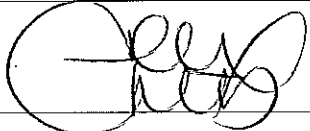
[5] SIZE OF STRUCTURE: 2,524 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: RESD. ZONE-AH

Special Conditions: No construction allowed over any easements.
MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS
FRONT:30' BACK:36' SIDE:7'
MINIMUM ELEV. AS PER ELEVATION CERTIFICATE

FOR COUNTY USE ONLY APPLICATION FEES


Prepared by _____ Date 12/28/15

OTHER _____
TOTAL AMOUNT \$30.00

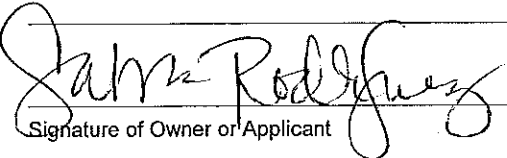

Approved by _____ Date 12/23/15

Light [X] Water [X]

Flood Zone: MI 480334 Pct: 4
Panel No. /Suffix: _____

Community No.: 0425C

Certification of Elevation
Required: YES NO BFE


Signature of Owner or Applicant _____ Date 12/28/15

- 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.

GIFT 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 DRIVER'S LICENSE NUMBER.

Date: **June 11, 2010**

Grantor: **CARLOS MORENO and ANA MARIA MORENO, Husband and wife**

Grantor's Mailing Address (including county): **5507 Geronimo Drive
Edinburg, Texas 78539
Hidalgo County, Texas**

Grantee: **SANDRO CRUZ MORENO and wife, JESSICA MORENO**

Grantee's Mailing Address (including county): **5507 Geronimo Drive
Edinburg, Texas 78539
Hidalgo County, Texas**

Consideration: **For the love and affection Grantor has and bears unto Grantee**

Property (including any improvements):

Lot 14, SEMINOLE VALLEY, Hidalgo County, Texas, according to the map recorded in Volume 31, Page 99, 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, and other mineral reservations of record, if any.**
2. **All oil, gas leases and drilling agreements of record, if any.**
3. **Easements of record, if any.**
4. **Easements and conditions as may be contained in plat of said subdivision, if any.**
5. **Easements, rights, rules, and regulations in favor of pertaining water district, if any.**
6. **All visible easements and restrictions of record, if any.**
7. **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.**
8. **Standby fees and taxes for the year 2010 and assessments for prior years.**

NO TITLE EXAMINATION WAS REQUESTED IN CONNECTION WITH THE PREPARATION OF THE DOCUMENTATION CONCERNING THE ABOVE DESCRIBED PROPERTY, NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION AS TO TITLE TO THIS PROPERTY, NOR AS TO ANY TAXES DUE ON THE PROPERTY.

Grantor, for the consideration indicated above, and subject to the reservations from, and exceptions to conveyance and warranty contained in this instrument, grants, gives, 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 the Property to Grantee, Grantee's heirs, executors, administrators, successors, and 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 forever, except as to the reservations from, and exceptions to conveyance and warranty herein contained.

Grantor gives and conveys the Property to Grantee as Grantee's separate property.

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.

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

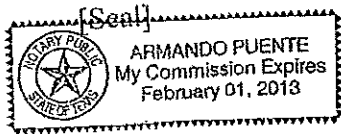
Carlos Moreno
CARLOS MORENO

Ana M. Moreno
ANA MARIA MORENO

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 11th day of June, 2010, by
CARLOS MORENO.

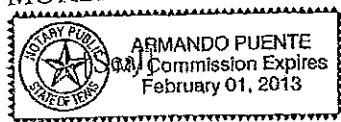


[Signature]
Notary Public, State of Texas

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 11th day of June, 2010, by ANA
MARIA MORENO.



[Signature]
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Law Office of Armando Puente
5520 North 10th Street
McAllen, Texas 78504

PREPARED BY:

Law Office of Armando Puente
Ileane Puente
5520 North 10th Street
McAllen, Texas 78504
File Name: 10-CMORENO.GD



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: 4-15147

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: GERARDO A. VALDEZ

Address: 3509 Dutchess
Edinburg TX
78539

Phone: (956) 905-7081

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

Water Supplier: City of Edinburg

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

Account/ESI No.: 185269-31
 Temporary Pole Permanent Service

regarding the land described as: LOS NOVILLOS 10#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

- 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 10/20/05);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

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 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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 **4**

Application No: 4-15147

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: GERARDO A. VALDEZ

Address: 3509 Dutchess

Edinburg TX 78539

Phone: (956) 905-7081

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

LOS NOVILLOS 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

Gerardo Valdez 2-1-16
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:

2/10/16
Date

[Signature]
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:

4-15147

Jan. 29, 2016

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

L6309-00-000-0003-00

[1] OWNER: VALDEZ, GERARDO ALBERTO

1204 ACEVEDO LN
MISSION, TX. 78572

Telephone No. 905-7081

[7] LEGAL DESC./NAME OF SUBDIVISION
LOS NOVILLOS
LOT#03

LOCATION: 0 281 & FLORAL

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTA

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: WOOD

[4] PURPOSE OF APPLICATION: MOVED BUILDING

25- RESIDENTIAL NEW SINGLE DWELLING

[10] EST. COST OF CONST.: \$40,000

[5] SIZE OF STRUCTURE: 1,200 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

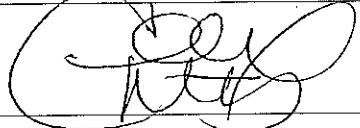
[6] USE OF BUILDING: RESD. ZONE-C

Special Conditions: No construction allowed over any easements.

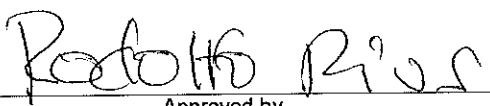
MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS

FRONT:50' BACK:50' SIDES:15'

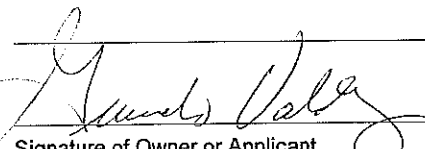
MINIMUM ELEV 18" ABOVE NATURAL GROUND


Prepared by

1/29/16
Date


Approved by

1/28/16
Date


Signature of Owner or Applicant

2-29-16
Date

FOR COUNTY USE ONLY APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$30.00

Light [X] Water [X]

Flood Zone: NO 480334 Pct: 4
Panel No. /Suffix:

Community No.: 0325B

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.

EDWARDS ABSTRACT

GF# 903638/nlc

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.

WARRANTY DEED WITH VENDOR'S LIEN

Date: November 17, 2015

Grantor: KCJC REAL ESTATE PARTNERSHIP, LTD.,
A TEXAS LIMITED PARTNERSHIP

Grantor's Mailing Address (including county): P. O. Box 4424
McAllen, Texas 78502-4424
Hidalgo County, Texas

Grantee: GERARDO ALBERTO VALDEZ
Grantee's Mailing Address (including county):

3509 Duchess St.
Edinburg, Texas 78539
Hidalgo County, Texas

Consideration: Cash and a note of even date executed by Grantee and payable to the order of Grantor in the principal amount of FIFTY-SIX THOUSAND AND NO/100THS DOLLARS (\$56,000.00). 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 BYRON JAY LEWIS, trustee.

Property (including any improvements):

Lot Three (3), LOS NOVILLOS SUBDIVISION, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 49, Pages 10-14, Map Records, Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

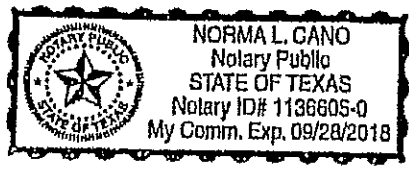
Restrictive covenants recorded in CLERK'S FILE NO. 1580282, OFFICIAL RECORDS AND VOLUME 49, PAGES 10-14, MAP RECORDS, HIDALGO COUNTY, TEXAS.

Mineral and/or royalty grant and/or reservation in instruments dated April 2, 1948, recorded in Volume 83, Page 47, Oil and Gas Records, dated June 18, 1977, recorded in Volume 1535, Page 825, dated December 19, 1980, recorded in Volume 1703, Page 159 and dated May 7, 1981, recorded in Volume 1723, Page 444, Deed Records, Hidalgo County, Texas, and subsequent transfers thereof.

(Acknowledgment)

STATE OF TEXAS §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 17th of December 2015, by JOSE M. GUERRA, PRESIDENT of KCJC I, INC., A TEXAS CORPORATION, General Partner, on behalf of KCJC REAL ESTATE PARTNERSHIP, LTD., A TEXAS LIMITED PARTNERSHIP.



[Signature]
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
GERARDO ALBERTO VALDEZ
3509 Duchess St.
Edinburg, Texas 78539

PREPARED BY:
Lewis, Monroe & Peña
Attorneys At Law
3111 W. Freddy Gonzalez Drive
Edinburg, Texas 78539
GF#: 903638; DSK:lc



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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-15172

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: Pablo Grimaldo

Address: 2200 Daffodil
McAllen Tx
78501

Phone: 956 978 7785

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 / 1</u>	<u>Seeley NAWB</u> <u>2/19/16</u>

Water Supplier: North Alamo Water

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

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

regarding the land described as: Oakland Village Pt-3 10th 177

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;
- 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 10/28/05)

(verified by);

(verified by);

(verified by);

(verified by);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



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 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-15172

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: Pablo Brimaldo

Address: 2200 Daffodil Ave
McAllen, TX 78501

Phone: 9567787785

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

Oakland Village #177 Ph 3 Edinburg TX

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Pablo Brimaldo
Requesting Party (Signature)

2/9/14
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:

2/10/14
Date

[Signature]
County Official

Chapter 232 Texas LGC Application

APPLICATION NO: 4-15172 Feb. 9, 2016

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

00480-03-000-0177-00

[1] OWNER: GRIMALDO, PABLO DBA REFLECTION HOMES 2200 DAFFODIL MCALLEN, TX 78501 Telephone No. 778-7785

[7] LEGAL DESC./NAME OF SUBDIVISION OAKLAND VLLAGE SUBD. PH 3 LOT#177

LOCATION: 0 R. LONGORIA & WISCONSIN

[2] CONTRACTOR: SELF

[8] SEWAGE: PUBLI

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: BRIC

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

[10] EST. COST OF CONST.: \$96,000

[5] SIZE OF STRUCTURE: 2,380 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES NO [checked]

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

Special Conditions: No construction allowed over any easements. MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS FRONT:25' BACK:20' SIDES:6' MINIMUM ELEV. 18" ABOVE THE CURB

FOR COUNTY USE ONLY APPLICATION FEES

Prepared by [Signature] Date 2/9/16

OTHER TOTAL AMOUNT \$30.00

Approved by Julio Ruiz Date 2/4/16

Light [X] Water [X]

Flood Zone: NO Panel No. /Suffix: 480334 Pct: 4

Community No.: ARSC

Signature of Owner or Applicant [Signature] Date 2/9/16

Certification of Elevation Required: YES NO [checked] 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.

SPECIAL WARRANTY DEED

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.

Date: December 5, 2005

Grantor: Oakland Village, Ltd., a Texas Limited Partnership
 Grantor's Mailing Address:
 2522 West Freddy Gonzalez
 Edinburg, Texas 78539

Grantee: Pablo Grimaldo DBA Reflection Homes

Grantee's Mailing Address (including county):
 2200 Daffodil
 McAllen, Texas 78501
 Hidalgo County, Texas


Consideration: Ten Dollars and other valuable consideration paid by Grantee to Grantor.

Property (including any improvements):

Lot(s) 159, 167, 168, 177 and 214 Oakland Village Subdivision Phase III, Hidalgo County, Texas, as shown by the map or plat thereof recorded in Volume 49, Pages 40-42, Map Records, Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from and Exceptions to Conveyance and Warranty:

1. Visible and apparent easements on or across the subject property;
2. Rights of parties in possession;
3. Easements, rights-of-way, and prescriptive rights, whether of record or not;
4. All recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property;
5. Rights of adjoining owners in any walls and fences situated on a common boundary;
6. Any discrepancies, conflicts, or shortages an area or boundary lines;
7. Any encroachments or overlapping of improvements;
8. 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;
9. Taxes for the current year and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership;
10. 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;

- 
11. All Easements, restrictions, set back lines, drainage swale requirements, and other matters shown on the plat of Oakland Village Subdivision Phase III, as shown on the plat thereof, recorded in Volume 49, Pages 40-42, of the Map Records of Hidalgo County, Texas; and
 12. Subdivision Restrictions affecting the subject property filed for record in the Office of the County Clerk of Hidalgo County, Texas.

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 therefrom.

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.

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

Oakland Village, Ltd., a Texas Limited Partnership
BY: Wisconsin Partners, Inc., a Texas Corporation

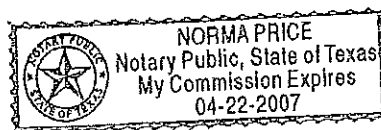
BY: Jack McClelland
Jack McClelland, President

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 8th day of December, 2005,
by Jack McClelland, President of Wisconsin Partners, Inc., a Texas Corporation in its
capacity of General Partner of Oakland Village, Ltd., a Texas Limited Partnership.

Norma Price
Notary Public, State of Texas



AFTER RECORDING RETURN TO:

Oakland Village, Ltd.
2522 West Freddy Gonzalez
Edinburg, Texas 78539

Filed for Record in:
Hidalgo County
by Edda Trevino
County Clerk

On: Dec 22, 2005 at 10:58A

As a Recording

Document Number: 1558803
Total Fees: 24.00

Receipt Number - 729195
By,
Anna Maria Muniz, Deputy