

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS	
APPLICANT	APPLICATION NO.
1. Javier and Carmen Munguia	4-15880
2. Jesus and Alejandra S. De La Rosa	4-15850
3.	
COMM. COURT: August 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: 4-15880

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: Javier Mungia
Carmen Mungia

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

Address: 206 Cerritos
Linda dr
Edinburg TX 78541

Water Supplier: N/A

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

Phone: 956-289-6623

Account/ESI No.: # 285 000 - 002
 Temporary Pole Permanent Service

regarding the land described as: Los Cerritos No. 3 Lot # 31

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; 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 9/26/95);
 (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

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T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-15880

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: Javier Munguia
Address: 206 Cerritos Linda Dr
Edinburg TX 78541
Phone: 956-289-6623

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

Los Cerritos NO. 3 Lot #37

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Javier Munguia
Requesting Party (Signature)

08/10/14
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) PMT

.....
This part to be filled out by receiving county official:

Location of land verified and completed request accepted by Hidalgo County for processing on:

8/10/14
Date

[Signature]
County Official

Capital Title *Hp*
GF# *16-266232-ED*

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: July *29*, 2016

Grantor: Bill Martinez and Rosalie Martinez, husband and wife

Grantor's Mailing Address: P. O. Box 2746, Albany, Oregon 97321

Grantee: Javier Munguia and Carmen G. Munguia, husband and wife

Grantee's Mailing Address: 1342 Shania Twain Dr., Edinburg, Texas 78541

Consideration: the sum of TEN DOLLARS (\$10.00) cash, and other good and valuable consideration

Property (including any improvements):

Lot 31, Los Cerritos Subdivision Unit 3, Hidalgo County, Texas as described in Volume 30, Page 123, in the Official Map Records of Hidalgo County, Texas.

Reservations from Conveyance:

This conveyance, however, is made and accepted subject to any and all restrictions, encumbrances, easements, covenants and conditions, if any, relating to the hereinabove described property as the same are filed for record in the County Clerk's Office of, Hidalgo County, Texas.

Exceptions to Conveyance and Warranty: None

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.

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

Chapter 232 Texas LGC Application

APPLICATION NO:
4-15880
Aug. 3, 2016

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

L5827-03-000-0031-00

[1] OWNER: MUNGUIA, JAVIER
206 CERRITOS LN DR
EDIBURG, TX. 78541
Telephone No. 432-6476

[7] LEGAL DESC./NAME OF SUBDIVISION
LOS CERRITOS UT 3 LOT 31

LOCATION: 0 281 & 490

[2] CONTRACTOR: SELF

[8] SEWAGE: PUBLI

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: WOOD

[4] PURPOSE OF APPLICATION: MOVED BUILDING
44- MOBILE HOMES

[10] EST. COST OF CONST.: \$45,800

[5] SIZE OF STRUCTURE: 1,232 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: RES.HOME.ZONE.C

Special Conditions: No construction allowed over any easements.
MUST COMPLY WITH ALL REGULATIONS AS PER COUNTY
STATE CITY FEMA & SETBACKS. FRONT 30' SIDE 10'
REAR 25' . 18" ABOVE NATURAL GROUND

FOR COUNTY USE ONLY
APPLICATION FEES

Prepared by [Signature] Date 08/03/16

OTHER _____
TOTAL AMOUNT \$30.00

Approved by J. Ruiz Date 08/03/16

Light [] Water []

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

Community No.: 0225 B

Certification of Elevation
Required: YES NO BFE

Signature of Owner or Applicant [Signature] Date 8-3-2016

- 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. 06-03-15

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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, CFM
Director of Planning

Application No: 4-15850

HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

WE THE UNDERSIGNED CERTIFY AS FOLLOWS: 1814 Silverado St.

Upon the application of:

Approved by Environmental Health:	Temporary Service	Final Service
	Authorized Signature	Authorized Signature
Inspection/Permit No:		<u>Per installed</u>
Date Approved:	<u>1 / 1</u>	<u>8/13/16</u>

Name: Jesus De La Rosa

Address: 1814 Silverado St
Alamo Crossing

Lot # 7

Alamo Tx

Phone: 956-460-4810

Water Supplier: North Alamo water supply

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

Account/ESI No.: 132285 - ~~002~~ 002
 Temporary Pole Permanent Service

regarding the land described as:

Alamo Crossing lot # 7

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 5/29/07);
- 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]);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 06-03-15

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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: 4-10850

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 De la Torre
Address: 1814 Silverado St.
Alamo Crossing Lot # 7
Alamo TX
Phone: 956-460-4810

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

Alamo Crossing lot # 7

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)

8-1-16
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:

8/1/16
Date

[Signature]
County Official

**SPECIAL
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: July 15, 2016

Grantor: VALSEV, LLC, a Texas Limited Liability Company

Grantor's Mailing Address: 3910 W. Freddy Gonzalez Drive
Edinburg, Texas 78539

Grantee: JESUS DE LA ROSA AND WIFE, ALEJANDRA S. DE LA ROSA

Grantee's Mailing Address: 5909 Azul Lane
Pharr, Texas 78577

Consideration: TEN AND NO/100 (\$10.00) DOLLARS and a note of even date executed by Grantee and payable to the order of Grantor in the principal amount of FORTY-SIX THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$46,500.00). 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 CIRO OCHOA, JR., trustee.

Property (including any improvements): All of Lot 7, ALAMO CROSSING SUBDIVISION, Hidalgo County, Texas, according to the map recorded in Volume 53, Pages 73-75, 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 June 12, 2007, filed June 21, 2007 under Document Number 2007-1773128, Official Records and Volume 53, Pages 73-75, Map Records of Hidalgo County, Texas.
2. Statutory easements, rules regulations and rights in favor of Hidalgo County Irrigation District No. 2.
3. Minimum floor elevations, setback lines, easements and restrictions as shown on the map of Alamo Crossing Subdivision, recorded in Volume 53, Pages 73-75, Map Records of Hidalgo County, Texas.
4. Easement for roadways and canal rights of way in favor of Alamo Land and Sugar Company as shown by instrument dated January 29, 1916, recorded in Volume 57, Page 143, Deed Records of Hidalgo County, Texas.
5. Right of way easement in favor of Hidalgo County as shown by instrument dated February 14, 1956, recorded in Volume 854, Page 364, Deed Records of Hidalgo County, Texas.
6. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, by and between Dwight Gilley and wife, Franca A. Gilley, as Lessor, and James L. Goode, as Lessee, dated December 27, 1963, recorded in Volume 284, Page 615, Oil and Gas Records of Hidalgo County, Texas.
7. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated , by and between Wayne I. Muir and wife, Sarah M. Muir, as Lessor, and Mellon Energy Co., as Lessee, dated September 7, 1976, recorded in Volume 362, Page 680, Oil and Gas Records of Hidalgo County, Texas.
8. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, by and between , as Lessor, and Samson Lone Star Limited Partnership, as Lessee, filed May 13, 1999 under Document Number 773520; filed November 2, 1999 under Document Number 819759 and filed August 11, 1999 under Document Number 797844, Official Records of Hidalgo County, Texas.
9. Terms, stipulations and conditions contained in Declaration of Unit as set forth in instruments filed July 14, 2000 under Document Number 888450; filed January 10, 2001 under Document Number 934688 and filed December 18, 2001 under Document Number 1034317, Official Records of Hidalgo County, Texas.
10. Mineral and/or royalty reservation contained in deed dated February 1, 2007, filed February 21, 2007 under Document Number 1724652, Official Records of Hidalgo County, Texas.
11. Any part of the herein described property lying within canal right of way claimed in fee simple by Hidalgo County Irrigation District No. 2.
12. Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.
13. 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.
14. Standby fees, taxes and assessments by any taxing authority for the year 2016, and subsequent years, the payment of which Grantee assumes.

material part of the Consideration for this deed, Grantor and Grantee agree that Grantee is taking the Property with any and all latent and patent defects and that there is no warranty by Grantor that the Property has a particular financial value or is fit for a particular purpose. Grantee acknowledges and stipulates that Grantee is not relying on any representation, statement, or other assertion with respect to the Property condition but is relying on Grantee's examination of the Property. Grantee takes the Property with the express understanding and stipulation that there are no express or implied warranties except for limited warranties of title set forth in this deed.

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 when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

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

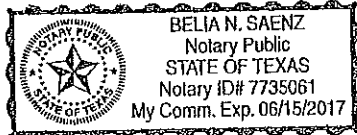
VALSEV, LLC, a Texas Limited Liability Company

By: Roel A. Rodriguez
ROEL A. RODRIGUEZ, Member

STATE OF TEXAS

COUNTY OF HIDALGO

This instrument was acknowledged before me on July 18, 2016 by ROEL A. RODRIGUEZ, Member of VALSEV, LLC, a Texas Limited Liability Company, on behalf of said company.



Belia N. Saenz
NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:
JESUS DE LA ROSA &
ALEJANDRA S. DE LA ROSA
5909 Azul Lane
Pharr, Texas 78577

PREPARED IN THE LAW OFFICE OF:
L.G. "JERRY" CANALES
6013 N. 10th Street
McAllen, Texas 78504
Our File No. 716.41/VLTC GP#148641

Chapter 232 Texas LGC Application

APPLICATION NO:
4-15850
Jul. 29, 2016

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

A1755-00-000-0007-00

[1] OWNER: DE LA ROSA, JESUS
DE LA ROSA, ALEJANDRA S.
5909 AZUL LANE
PHARR, TX. 78577
Telephone No. 460-4810

[7] LEGAL DESC./NAME OF SUBDIVISION
ALAMO CROSSING LOT #07

LOCATION: 0

[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.: \$120,000

[5] SIZE OF STRUCTURE: 4,242 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[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:35' SIDES:6'
MINIMUM ELEV. 18" ABOVE CENTER LINE OF STREET

FOR COUNTY USE ONLY
APPLICATION FEES



Prepared by

7/29/14
Date

OTHER _____
TOTAL AMOUNT \$30.00

Light Water

Eli Villegas
Approved by

7/29/14
Date

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

Community No.: 0425C

Certification of Elevation
Required: YES NO BFE



Signature of Owner or Applicant

7/29/16
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.