





# 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: 1-13905

### 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: Catalina Rangel

Address: 405 Ranchitos St.  
Weslaco TX 78596

Phone: 956 975-9809

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

Water Supplier: military water

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

Account/ESI No.: 10032789435245957  
[  ] Temporary Pole [ ] Permanent Service

regarding the land described as: Ranchitos de progreso #1 Lot #9

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 12.14.04);

(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

no



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T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 1-13905

### 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: Catalina Rangel  
Address: 405 Ranchitos St  
Weslaco, TX 78596  
Phone: (956) 975-9809

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

Ranchitos de progreso #1 lot #9

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

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

Catalina Rangel      8-18-16  
Requesting Party (Signature)      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:

8/22/16  
Date

Jhanna Valls  
County Official

# Chapter 232 Texas LGC Application

APPLICATION NO:  
1-13905  
Aug. 18, 2016

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

R0940-01-000-0009-00

[ 1 ] OWNER: RANGEL, CATALINA A.  
RODRIGUEZ, JAMIE  
3024 W. ASH ST  
WESLACO TX 78596  
Telephone No. 975-9809

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
RANCHITOS DE PROGRESSO PH.1  
LOT 9

LOCATION: 0 FM 88 & MILITARY RD

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: EXIST

[ 3 ] WATER SYSTEM: MILI

[ 9 ] CONSTRUCTION TYPE: BRIC

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

[10] EST. COST OF CONST.: \$104,000

[ 5 ] SIZE OF STRUCTURE: 2,050 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA:        YES  
       NO

[ 6 ] USE OF BUILDING: NEW RES ZONE B-25

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

MUST COMPLY W/ COUNTY SETBACKS FRONT 25'  
SIDES 6' EAST SIDE 15' REAR 20'

**FOR COUNTY USE ONLY  
APPLICATION FEES**

Johanna Valler  
Prepared by

8/18/2016  
Date

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

Light [X] Water [X]

Leonel Najera  
Approved by

8/18/2016  
Date

Flood Zone: NO 0525B Pct: 1  
Panel No. /Suffix: 480334

Community No.: \_\_\_\_\_

Certification of Elevation  
Required:        YES   /   NO        BFE

Edelmi Staza  
Signature of Owner or Applicant

8/18/16  
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.

**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.**

SPECIAL WARRANTY DEED

Date: November 23, 2015.

Grantor: CATALINA A. RANGEL, a married woman.  
Grantor's Mailing Address: P.O. Box 1876, Weslaco, Hidalgo County, Texas 78599.

Grantee: JAIME A. RODRIGUEZ, a married man.  
Grantee's Mailing Address: P.O. Box 1876, Weslaco, Hidalgo County, Texas 78599.

Consideration: TEN AND NO/100 DOLLARS and other good and valuable consideration.

Property (including any improvements):

½ undivided interest Lot Nine (9), RANCHITOS DE PROGRESSO PHASE I SUBDIVISION, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 46, Page 159-161, Map Records, Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

Restrictive covenants recorded in CLERK'S FILE NO. 1418936, OFFICIAL RECORDS, AND VOLUME 46, PAGE 151, MAP RECORDS, HIDALGO COUNTY, TEXAS.

All the oil, gas and other minerals, in, under or that may be produced from the land are expected herefrom in instrument(s) dated June 22, 1947, recorded in Volume 73, Page 59, Oil and Gas Records, Hidalgo County, Texas, dated December 13, 1945, recorded in Volume 568, Page 603, dated December 22, 1945, recorded in Volume 653, Page 240, dated August 23, 1951, recorded in Volume 744, Page 498 and dated February 2, 1972, recorded in Volume 1310, Page 989, Deed Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas, and Mineral Lease dated February 14, 1944, recorded in Volume 53, Page 82, Oil and Gas Records, Hidalgo County, Texas, and subsequent transfers thereof.

All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records.

All Easements and Right of Ways appearing in the Public Records.

Lien and other rights, if any, in favor of RANCHITO DE PROGRESSO SUBDIVISION UNIT I SECTION I LOT OWNER'S ASSOCIATION to secure payment of assessments, as set forth in instrument dated December 29, 2004, recorded under Clerk's File No. 1418936, Official Records, Hidalgo County, Texas.

Minimum floor elevation; twenty-five foot (25') minimum setback line along the front; six foot (6') minimum setback line along the sides, or to easement line, whichever is greater; twenty foot (20') minimum setback line along the rear; fifteen foot (15') utility easement along the North and East sides; as per map or plat recorded in Volume 46, Page 159, Map Records, Hidalgo County, Texas.

Easements and reservations as may appear upon the recorded map and dedication of said subdivision.

Taxes for the year 2015 and 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 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.

THIS DOCUMENT WAS PREPARED BASED ON INFORMATION PROVIDED BY THE PARTIES HERETO. NO TITLE EXAMINATION HAS BEEN REQUESTED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT, NOR WAS ANY PROVIDED. THE PREPARER EXPRESSES NO OPINION ON TITLE TO THIS PROPERTY.

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

Catalina A. Rangel  
CATALINA A. RANGEL, Grantor

STATE OF TEXAS           ☆  
COUNTY OF HIDALGO   ☆

This instrument was acknowledged before me on November 23 2015, by CATALINA A. RANGEL.



L. Chrismer  
NOTARY PUBLIC IN AND FOR THE  
STATE OF TEXAS



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Mission, TX 78572  
956-205-7045  
956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-12991

### 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: Jose Villela

Address: 3507 falcon Dr  
Weslaco TX 78599

Phone: (956) 376-3013

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

Water Supplier: NAWIS

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

Account/ESI No.: 309772-001  
 Temporary Pole  Permanent Service

regarding the land described as:

Eagles Nest Est #3 BIK#6 Lot#5,

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 8/30/07);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by Gilbert Pezina);
- 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; (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



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Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-12991

### 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: Jose Villela

Address: 3507 Falcon Dr  
Weslaco TX 78599

Phone: (956) 376-3013

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

Eagles Nest Est. #3 Blk #6 Lot #5

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

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

Jose Villela  
Requesting Party (Signature)

Aug 18 / 2016  
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:

8/18/16  
Date

[Signature]  
County Official

# Chapter 232 Texas LGC Application

APPLICATION NO:  
1-12991  
Dec. 23, 2015

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

E0155-03-006-0005-00

[ 1 ] OWNER: VILLELA, JOSE  
ELIZONDO, JESSICA  
2221 N. ESPERANZA  
WESLACO, TEXAS 78596  
Telephone No. 376-3013

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
EAGLES NEST EST#3BLK#6LOT#5

LOCATION: 0 VICTORIA RD & MILE 9

[ 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.: \$10,000

[ 5 ] SIZE OF STRUCTURE: 2,250 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

[ 6 ] USE OF BUILDING: NEW RES ZONE X-25

**Special Conditions: No construction allowed over any easements.**  
MUST COMPLY W/COUNTY SETBACKS FRONT 25'  
SIDES 6' CORNER 10' REAR 25'  
MIN ELVE LEVEL 18' ABOVE CURB

## FOR COUNTY USE ONLY APPLICATION FEES

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

Light [X] Water [X]

Flood Zone: NO  
Panel No. /Suffix: 0450C 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 Vallejo 12/23/2015  
Prepared by Date

Gilbert Pecina 12/25/15  
Approved by Date

[Signature] 12/23/15  
Signature of Owner or Applicant 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.

**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: **October 26, 2007**

Filed for Record in:  
Hidalgo County  
by Arturo Guajardo Jr.  
County Clerk

Grantor: **TONY BARBOSA and wife, LIDIA BARBOSA**

On: Apr 03, 2008 at 09:00A

As a Recording

Grantor's Mailing Address: **2602 Sugarcane Road  
Weslaco, Texas 78596  
Hidalgo County**

Document Number: 1875320  
Total Fees: 24.00

Receipt Number - 945160  
By:  
Ismael Hidalgo, Deputy

Grantee: **JOSE C. VILLELA and JESSICA ELIZONDO**

Grantee's Mailing Address: **2221 N. Esperanza  
Weslaco, Texas 78596  
Hidalgo County**

Consideration:

Ten Dollars and other valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by Grantee of Grantee's one certain promissory note of even date herewith, in the principal sum of NINETEEN THOUSAND AND NO/100THS DOLLARS(19,000.00), payable to the order of TONY BARBOSA and wife, LIDIA BARBOSA, and bearing interest as therein provided; containing the usual clauses providing for acceleration of maturity and for attorney's fees, the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a Deed of Trust of even date herewith to MIGUEL D. WISE, Trustee.

Property (including any improvements):

Lot Five (5), Block Six (6), Eagle's Nest Estates Subdivision, Unit III, Farm Tract 213 of the West and Adams Tract Subdivision, recorded in Volume 53, Pages 170-171 of the Map Records in the Office of the County Clerk, Hidalgo County, Texas, reference is here made for all purposes.

Reservations from and Exceptions to Conveyance and Warranty:

1. **Restrictive Covenants dated September 5, 2007, filed September 12, 2007 under Document Number 1805075, Official Records and Volume 53, pages 170-171, Map Records and Volume 53, Pages 170-171, Map Record Hidalgo County, Texas.**
2. **SUBJECT TO** easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded instruments, other than liens and conveyances, that affect the property;
3. **SUBJECT TO** all mineral reservations, oil and gas leases, water rights, easements and building restrictions and conditions, if any, of record;
4. **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;
5. **Visible and apparent easements on or across the property herein described.**
6. **Taxes for the current year and all subsequent years and any and all other assessments made based on change in land usage.**

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.

Grantee, by his acceptance hereof, accepts the Property in its physical condition as of the date hereof, **AS IS, WHERE IS AND WITH ALL FAULTS**, and acknowledges that he/she/they has/have no recourse whatsoever against Grantor in the event of discovery of any defects of any kind, latent or patent. Grantee acknowledges and agrees that Grantor has not made and does not make any representation, warranty, or covenant of any kind or character whatsoever, whether expressed or implied, with respect to the physical condition, use or usefulness of the Property, or any portion thereof, and Grantor hereby expressly disclaims any and all implied warranties, including, without limitation, implied warranties of condition, merchantability, habitability, fitness for a particular purpose, or with respect to the value, profitability or marketability of the Property.

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

NO TITLE EXAMINATION OR TAX EXAMINATION WAS REQUESTED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT, NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION ON TITLE OR TAXES TO THIS PROPERTY.

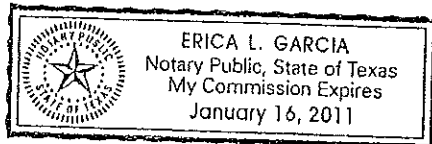
Tony Barbosa  
TONY BARBOSA

Lidia Barbosa  
LIDIA BARBOSA

STATE OF TEXAS §

(Acknowledgment)

This instrument was acknowledged before me on this the 20<sup>th</sup> day of October 2007, by TONY BARBOSA and LIDIA BARBOSA.



Erica L. Garcia  
NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING, RETURN TO:

MIGUEL D. WISE, P.C.  
3516 East Expressway 83, Suite A  
Weslaco, Texas 78596

File: 10.252

PREPARED IN THE LAW OFFICE OF:

MIGUEL D. WISE, P.C.