

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	JUAN PABLO LOPEZ	4-16337
2.	GERARDO AND GUADALUPE MARTINEZ	4-16511
3.	CELIA RIVAS	2-1693
4.	ANDRES AND YVONNE MALDONADO	4-16544
5.	JOSHUA AND CINDY SEPULVEDA	4-16552
	COMM. COURT: MARCH 21, 2017	



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: 4-16337

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: Juan Pablo Lopez

Address: 1731 Viking Ave
Alamo Tx 78516

Phone: 956 566 8585

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>Temp. Lgt</u>	
	<u>3/13/17</u>	<u>1 1</u>

Water Supplier: North Alamo

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

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

regarding the land described as: Lot 32 Mianosky Meadows

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 3/26/17);
 (verified by);
 (verified by);
 (verified by);
 (verified by);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

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Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-16337

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: Juan Pablo Lopez
Address: 1731 Viking Ave
Alamo TX 78516
Phone: 956 566 8585

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

Lot 32 Minnesota Meadows

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

J.P. Lopez
Requesting Party (Signature)

3-13-17
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:

3/15/17
Date

[Signature]
County Official

PREPARED BY:

**RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:**

Juan Pablo Lopez
1731 Viking Ave.
Alamo, TX 78516

MAIL TAX STATEMENTS TO:

Juan Pablo Lopez
1731 Viking Ave.
Alamo, TX 78516

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

THIS GENERAL WARRANTY DEED, made and entered into on the 20th day of July, 2014, between Maria Luisa Ramirez de Velazquez A Widow, a single person, whose address is 126 Swink St. SW, Concord, North Carolina 28027 ("Grantor"), and Juan Pablo Lopez, a single person, whose address is 1731 Viking Ave., Alamo, Texas 78516 ("Grantee").

For and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby Grants, Bargains, Sells, and Conveys with general warranty covenants to Grantee, the property located in Hidalgo County, Texas, described as:

Lot 32 Minnesota Meadows

Prior instrument, Document No. 2406216, of the Recorder of Hidalgo, Texas, recorded Monday, April 29, 2013.

SUBJECT TO all, if any, valid easements, rights of way, covenants, conditions, reservations and restrictions of record.

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same, and that the Grantor, Grantor's heirs, executors and administrators shall warrant and defend the title unto the Grantee, Grantee's heirs and assigns against all lawful claims whatsoever.

Tax/Parcel ID Number: 544817

"THIS INSTRUMENT WAS PREPARED SOLEY FROM INFORMATION AND ON INSTRUCTIONS GIVEN TO US BY THE CLIENT. NO TITLE OPINON OR OTHER INFORMATION HAS BEEN FURNISHED TO OR GIVEN BY US IN CONNECTION WITH ITS PREPERATION.

IN WITNESS WHEREOF the Grantor has executed this deed on the 20th day of July, 2016.

7-20-16
Date

Maria Luisa Ramirez de Velazquez
Maria Luisa Ramirez de Velazquez A Widow, Grantor

State of Texas

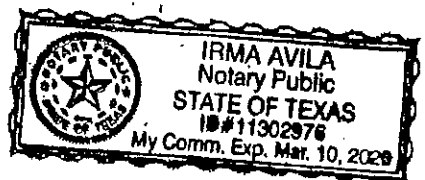
County of Hidalgo

Before me, Irma Avila on this day personally appeared Maria Luisa Ramirez de Velazquez, known to me, or proved to me on the oath of Acknowledgment, or through description of identity card or other document to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed. Given under my hand and seal of office this 20th day of July, 2016.

(Personalized Seal)

Irma Avila
Notary's Public Signature

My Commission expires: 04-10-2020



IN WITNESS WHEREOF the Grantee has executed this deed on the 20th day of July, 2016.

July 20th, 2016
Date

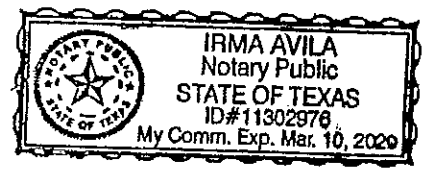
Juan P. Lopez
Juan Pablo Lopez, Grantee

State of Texas
County of Hidalgo

Before me, Irma Avila on this day personally appeared Juan Pablo Lopez, known to me, or proved to me on the oath of Acknowledgment, or through description of identity card or other document to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed. Given under my hand and seal of office this 20th day of July, 2016.

(Personalized Seal)
Irma Avila
Notary's Public Signature

My Commission expires: 04-10-2020



Chapter 232 Texas LGC Application

APPLICATION NO:
4-16337
Jan. 3, 2017

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

M4661-00-000-0032-00

[1] OWNER: LOPEZ, JUAN PABLO
1731 VIKING AVE
ALAMO, TX. 78516
Telephone No. 566-8585

[7] LEGAL DESC./NAME OF SUBDIVISION
MINNESOTA MEADOWS LOT 32

[2] CONTRACTOR: SELF

LOCATION: 0 R. LONGORIA & MINNESOTA

[3] WATER SYSTEM: N AL

[8] SEWAGE: INSTA

[4] PURPOSE OF APPLICATION: MISCELLANEOUS
31- BARNS, REC. BLDNG, POOL HOUSE, SHED

[9] CONSTRUCTION TYPE: BLOC

[5] SIZE OF STRUCTURE: 784 Sq. Ft.

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

[6] USE OF BUILDING: STORAGE.ZONE. B

[11] SPECIAL FLOOD HAZARD AREA: YES NO
Prop. Id. 544817

Special Conditions: No construction allowed over any easements.
MUST COMPLY W/ALL REGULATIONS AS PER COUNTY
STATE CITY FEMA & SETBACKS. FRONT 30' SIDE 7'
REAR 40' . 18" ABOVE TC.

FOR COUNTY USE ONLY APPLICATION FEES

Prepared by *[Signature]* Date 01/03/17

OTHER _____
TOTAL AMOUNT \$30.00

Approved by *[Signature]* Date 01/03/17

Light [] Water []

Signature of Owner or Applicant *[Signature]* Date 1-3-17

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

Community No.: _____

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.

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.



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Rev. 06-03-15

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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: 4-16511

ZONE-AE

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: Martinez

Name: Gerardo #126

Address: 510 N 642 st
Alamo tx

Phone: 956) 475 2516

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:		<u>PC Install</u>
Date Approved:	<u>1 1</u>	<u>3 17 17</u>

Water Supplier: N Alamo

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

Account/ESI No.: N/A

Temporary Pole Permanent Service

regarding the land described as:

Rincon de encino #5 Lot 23,

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 11/9/99);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

Planning Department [Signature] Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 06-03-15

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2401 N. Moorefield Rd.
Mission, TX 78572
956-205-7045
956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-16511
ZONE AE-

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 Mtz.
Address: 510 N 6 1/2 st
Alamo TX.
Phone: 956 7475 2516

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

Rincon De Encino # 5 Lot # 23

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 Mtz. 03-07-2017
Requesting Party (Signature) Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) PMT 4-16511

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

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

03/07/17
Date

[Signature]
County Official

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

Date: July 26, 2001

Grantor: Gaston, Hendrix & Gaston, a Texas Partnership

Grantor's Mailing Address (including county):

3105 S. Bus 281
Edinburg, Texas 78539

Grantee: GERARDO MARTINEZ and GUADALUPE MARTINEZ

First Grantee's Social Security Number: [REDACTED]

Grantee's Home Phone Number: [REDACTED]

Grantee's Work Phone Number:

Grantee's Mailing Address (including county):

4151 NW 30 TERRACE #4
FORT LAUDERDALE, FLORIDA 33309-0000

Consideration: Ten Dollars and other valuable consideration paid by Grantee to Grantor, the receipt of which is hereby acknowledged, and the further consideration of a note of even date that is in the principal amount of Fourteen Thousand Seven Hundred and 00/100 Dollars (\$14,700.00), and is executed by Grantee, payable to the order of Grantor (the "Purchase Note"). The Purchase Note is secured by a vendor's lien retained in this deed and by a deed of trust of even date to Charles Mann, Trustee.

Property (including any improvements):

Lot(s) 23, Rincon De Encinos Subdivision No. 5, Hidalgo County, Texas, according to the map recorded in Volume 35, Pages 135-137, 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. 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.

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.

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;

Warranty Deed with Vendor's Lien

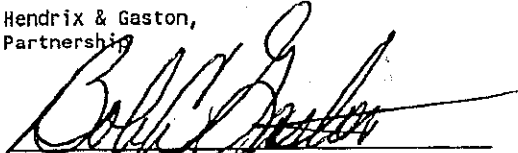
Page 1

(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.

The vendor's lien against and superior title to the property are retained until the Purchase Note is fully paid according to its terms, at which time this deed shall become absolute. When the context requires, singular nouns and pronouns include the plural.

Gaston, Hendrix & Gaston,
a Texas Partnership

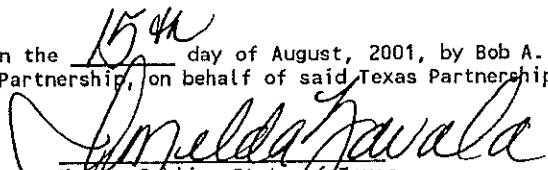
By:


Bob A. Gaston, General Partner

(Acknowledgment)

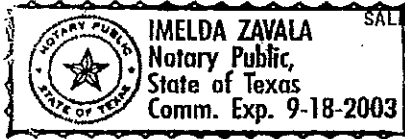
State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 15th day of August, 2001, by Bob A. Gaston, General Partner of Gaston, Hendrix & Gaston, a Texas Partnership, on behalf of said Texas Partnership.


Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Gaston, Hendrix & Gaston
3105 S. Bus 281
Edinburg, Texas 78539



SAL SPERSON: Bob A. Gaston

Chapter 232 Texas LGC Application

APPLICATION NO:

4-16511

Mar. 7, 2017

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

R2845-05-000-0023-00

[1] OWNER: MARTINEZ, GERARDO & GUADALUP

[7] LEGAL DESC./NAME OF SUBDIVISION
RINCON DE ENCINOS #5 LOT 23

4151 NW 30TH TER
FORT LAUDERDALE, FL 33309

Telephone No. 475-2516

LOCATION: 0 N. 3RD & MONTECRISTO

[2] CONTRACTOR: SELF

[8] SEWAGE: EXIST

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: WOOD

[4] PURPOSE OF APPLICATION: MOVED BUILDING
29- RESIDENTIAL MOVE-IN/RELO.BUILD

[10] EST. COST OF CONST.: \$19,000

[5] SIZE OF STRUCTURE: 1,140 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

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

Special Conditions: No construction allowed over any easements.

MUST COMPLY W/ALL REGULATIONS AS PER COUNTY
STATE CITY FEMA & SETBACKS. FRONT 25' SIDE 7'
REAR 35' . ELEVATION AS PER FEMA SEE COE

**FOR COUNTY USE ONLY
APPLICATION FEES**

OTHER _____
TOTAL AMOUNT **\$30.00**

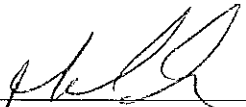
Light [] Water []


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

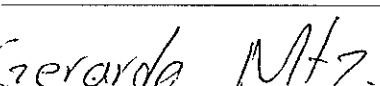
Community No.: _____

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.


Prepared by _____ Date 03/07/17


Approved by _____ Date 03/06/17


Signature of Owner or Applicant _____ Date 03-07-17

[NOTICE]

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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.



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956-205-7049

Precinct 1(2)3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 2-1693

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: Celia Rivas

Address: P.O. Box 863
Edinburg Tx 78540

Phone: 832-704-2665

Approved by Environmental Health:	Temporary Service	Final Service
<u>R. Rivas</u> Authorized Signature		
Inspection/Permit No:		
Date Approved: <u>3/13/17</u>		<u>1 1</u>

Water Supplier: N.A.W.S.C

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

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

regarding the land described as:

Lot # 35 Eldora Heights Mobile Home Subdivision, Phase I City of San Juan

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 4/17/17);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by R. Rivas);
- 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; (verified by R. Rivas);
- 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; (verified by C. Rivas);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by C. Rivas);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 06-03-15

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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:

2-1693

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: Celia Rivas

Address: P.O. Box 863

Edinburg, TX ~~78540~~ 78540

Phone: 832-704-2665

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

Lot # 35, Eldora Heights ^{mobilehome} Subdivision Phase I City of San Juan

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Celia Rivas
Requesting Party (Signature)

3-13-17
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:

3/15/17
Date

[Signature]
County Official

1057960

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

Date: March 1, 2002

Grantor: Eldora Heights, L.L.C., a Texas Limited Liability Company
Grantor's Mailing Address:
P.O. Box 5848
McAllen, Texas 78502

Grantee: CELIA RIVAS
First Grantee's Social Security Number: [REDACTED]

Grantee's Phone Number: [REDACTED]
Grantee's Mailing Address (including county):
519 E. CARBY
HOUSTON, Texas 77037
HARRIS County, Texas

Consideration: Ten Dollars and other valuable consideration paid by Grantee to Grantor, the receipt of which is hereby acknowledged, and the further consideration of a note of even date that is in the principal amount of Eleven Thousand Five Hundred Dollars and No Cents (\$11,500.00), and is executed by Grantee, payable to the order of Grantor (the "Purchase Note"). The Purchase Note is secured by a vendor's lien retained in this deed and by a deed of trust of even date to John G. Phillips, Trustee.

Property (including any improvements):

Lot(s) 35, Eldora Heights Mobile Home Subdivision, Phase 1, an addition to the City of San Juan, as shown by the map or plat thereof recorded in Volume 37, Pages 102 and 103, Map Records, 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, and there is also 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.

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 year 2002 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. Easements, reservations and restrictions as may be shown on the recorded map or plat of said subdivision as recorded in Volume 37, Pages 102 and 103, Map Records, Hidalgo County, Texas.
12. Blanket easements, rules, regulations and rights in favor of Hidalgo County Irrigation District No. 2.
13. Terms, stipulations and conditions contained in Oil, Gas and Mineral Lease (s) dated November 22, 1984, recorded in Volume 2066, Page 648, and dated December 27, 1986, recorded in Volume 2397, Page 922, both in the Official Records of Hidalgo County, Texas.
14. Restrictive Covenants as set forth in the "Declaration of Covenants, Conditions and Restrictions: recorded in the Office of the County Clerk of Hidalgo County, Texas, under Document Number 967695.

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.

The vendor's lien against and superior title to the property are retained until the Purchase Note is fully paid according to its terms, at which time this deed shall become absolute.

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

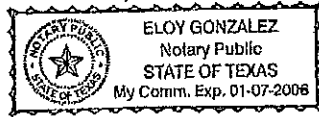
Eldora Heights, L.L.C., a Texas Limited Liability Company

BY: [Signature]
John G. Phillips, President

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 1 day of March, 2002, by John G. Phillips, President, President of Eldora Heights, L.L.C., a Texas Limited Liability Company on behalf of said Texas Limited Liability Company.



[Signature]
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Eldora Heights, L.L.C.
P.O. Box 5848
McAllen, Texas 78502

Filed for Record in:
Hidalgo County
by J. D. Salinas, III
County Clerk
On: Mar 04, 2002 at 03:27P
As a Recording
Document Number: 1057960
Total Fees: 16.00
Receipt Number - 404535
By:
Fia Chavez, Deputy

Chapter 232 Texas LGC Application

APPLICATION NO:

2-1693

Feb. 15, 2017

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

E5038-01-000-0035-00

[1] OWNER: RIVAS, CELIA

20075 OLD SORTERS RD
PORTER, TX 77365-7012

Telephone No.

[7] LEGAL DESC./NAME OF SUBDIVISION
ELDORA HEIGHTS M/H PH 1 LOT 35

LOCATION: 0

[2] CONTRACTOR: SELF

[8] SEWAGE: PUBLI

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: WOOD

[4] PURPOSE OF APPLICATION: MOBILE HOMES
20- MOBILE HOMES

[10] EST. COST OF CONST.: \$15,000

[5] SIZE OF STRUCTURE: 1,216 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

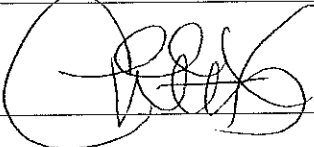
[6] USE OF BUILDING: RESD. ZONE-B

Special Conditions: No construction allowed over any easements.

MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS

FRONT:25' BACK:20' SIDES:6'

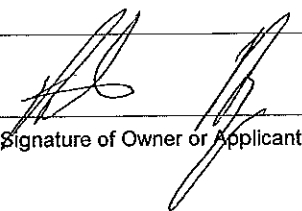
MINIMUM ELEV. 18" ABOVE THE CURB

Prepared by 

Date 2/15/17

Approved by 

Date 2/14/17

Signature of Owner or Applicant 

Date 2-15-17

FOR COUNTY USE ONLY APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$30.00

Light [X] Water [X]

Flood Zone: NO
Panel No. /Suffix: 0425C Pct: 0

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.



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

IN Blue Ink
HIDALGO COUNTY

Application No: 4-110544

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: Andres Maldonado

Address: 9810 Cibolo Dr.
Edinburg, Tx.

Phone: 254-449-2495

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:		<u>Re-Inspection</u>
Date Approved:	<u>1 / 1</u>	<u>3 / 14 / 17</u>

Water Supplier: North Alamo Water Supply

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

Account/ESI No.: ~~5753-02-000-0032-00~~
 Temporary Pole Permanent Service

regarding the land described as:

Lot 32 Santa Cruz Ranches #2

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 11/24/17);
- 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

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
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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: 4-110544

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: Andres Maldonado
Address: 9810 Cibola Dr.
Edinburg, Tx.
Phone: 954-449-2495

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

Lot 32 Santa Cruz Ranches # 2

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) 3/13/17
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) copy of 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:

3/15/17
Date

[Signature]
County Official

PROPERTY:

Lot Thirty-Two (32), SANTANA CRUZ RANCHES NO. 2, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 46, Pages 133-137, Map Records, Hidalgo County, Texas.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

Restrictions filed under VOLUME 46, PAGES 133-137, MAP RECORDS, HIDALGO COUNTY, TEXAS. (Omitting any covenant or restriction based on race, color, religion, sex, disability, handicap, familial status or national origin.)

Mineral and/or royalty grant and/or reservation in instrument dated February 24, 1936, recorded in Volume 444, Page 1, Deed Records, dated August 3, 1938, recorded in Volume 448, Page 36, Deed Records, dated September 7, 1935, recorded in Volume 525, Page 177, Deed Records and dated October 3, 1969, recorded in Volume 1241, Page 629, Deed Records, Hidalgo County, Texas.

Oil, Gas, and Mineral Lease dated March 27, 1934, recorded in Volume 2, Page 47, Oil and Gas Records, Hidalgo County, Texas.

Oil, Gas and Mineral Lease and dated March 27, 1934, recorded in Volume 11, Page 109, Oil and Gas Records, Hidalgo County, Texas, and unitized in instrument(s) dated April 17, 1946, recorded in Volume 122, Page 293, Oil and Gas Records, dated July 1, 1946, recorded in Volume 70, Page 252, Oil and Gas Records, dated August 5, 1950, recorded in Volume 106, Page 14, dated December 15, 1950, recorded in Volume 112, Page 155, dated November 18, 1952, recorded in Volume 135, Page 117, Oil and Gas Records, and dated December 19, 1955, recorded in Volume 281, Page 101, Oil and Gas Records, Hidalgo County, Texas.

Oil, Gas, and Mineral Leases dated January 1, 1988, recorded in Volume 2951, Page 826, Official Records and amended under Clerk's File No. 636092, Official Records, dated January 1, 1988, recorded in Volume 2951, Page 830, Official Records and amended in instrument dated September 18, 1977, recorded under Clerk's File No. 636092, Official Records, dated July 15, 1990, recorded in Volume 2951, Page 834, Official Records, dated January 1, 1988, recorded in Volume 2951, Page 841, Official Records, and amended under Clerk's File no. 636092, Official Records, dated June 25, 1990, recorded in Volume 2960, Page 749, Official Records, and amended in instrument dated August 20, 1997, recorded under Clerk's File No. 636093, Official Records, dated June 25, 1990, recorded in Volume 2960, Page 755, Official Records, and amended in instrument dated October 16, 1997, recorded under Clerk's File No. 636091, Official Records, dated August 9, 1990, recorded in Volume 2965, Page 601, Official Records, dated April 11, 1991, recorded in Volume 3062, Page 729, Official Records, Hidalgo County, Texas.

Memorandum of Oil and Gas Leases dated June 30, 1999, recorded under Clerk's File No. 790309, Official Records, dated April 15, 2001, recorded under Clerk's File No. 962311, Official Records,

and dated May 1, 2001, recorded under Clerk's File No. 996716, Official Records, Hidalgo County, Texas.

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 whether listed herein or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.

Reservation of water rights and/or other rights if any, as set forth in instrument dated June 15, 2005, recorded under Clerk's File No. 1492253, Official Records, Hidalgo County, Texas.

Easement dated April 14, 1943, recorded in Volume 510, Page 34, Deed Records, Hidalgo County, Texas.

Right of Way Easement dated May 17, 1947, recorded in Volume 619, Page 635, Deed Records, Hidalgo County, Texas, untitled instrument dated November 12, 1958, recorded in Volume 931, Page 274 Deed Records, Hidalgo County, Texas and Assignment and Bill of Sale dated December 13, 1994, recorded on January 10, 1995, under Clerk's File No. 429782, Official Records, Hidalgo County, Texas.

Right of Way Grant dated January 18, 1949, recorded in Volume 656, Page 161, Deed Records, Hidalgo County, Texas.

Easement and/or other rights, if any, as set forth in untitled instrument dated July 11, 1952, recorded in Volume 130, Page 378, Oil and Gas Records, Hidalgo County, Texas.

Easement and/or other rights, if any, as set forth in untitled instrument dated January 12, 1955, recorded in Volume 832, Page 441, Deed Records, Hidalgo County, Texas.

Easement and/or other rights, if any, as set forth in untitled instrument dated September 19, 1955, recorded in Volume 843, Page 480, Deed Records, Hidalgo County, Texas.

Easement and/or other rights, if any, as set forth in untitled instrument dated December 7, 1957, recorded in Volume 905, Page 104, Deed Records, Hidalgo County, Texas.

Easement and Right of Way dated February 16, 1960, recorded in Volume 978, Page 433, Deed Records, Hidalgo County, Texas.

Untitled document dated November 14, 1983, recorded in Volume 1929, Page 610, Official Records, Hidalgo County, Texas.

Damage Release dated October 19, 1991, recorded in Volume 3183, Page 362, Official Records, Hidalgo County, Texas.

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

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.

Standby fees, taxes and assessments by any taxing authority for the year 2017 and subsequent years.

Grantor, for the consideration and subject to the reservations from the 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 hereby 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.

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 shall become absolute.

TEXAS VETERAN LAND BOARD has advanced and paid to Grantor in cash that portion of the purchase price of the property in the amount of **FORTY-NINE THOUSAND FOUR HUNDRED AND 00/100THS DOLLARS (\$49,400.00)** that is evidenced by the first lien note. In consideration of that payment, Grantor hereby retains a first and superior vendor's lien against and superior title to the property and transfers such lien to TEXAS VETERANS LAND BOARD without recourse.

Grantor has executed and delivered this deed and has granted, bargained, sold and conveyed the Property, and Grantee has accepted this deed and has purchased 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 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 SOIL CONDITIONS, DRAINAGE OR OTHER CONDITIONS EXISTING AT THE PROPERTY WITH RESPECT TO ANY PARTICULAR PURPOSE, DEVELOPMENTAL POTENTIAL OR OTHERWISE; (iii) ALL WARRANTIES CREATED BY ANY AFFIRMATION OR FACT OR PROMISE BY GRANTOR OR BY ANY DESCRIPTION OF THE PROPERTY; AND (iv) 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.

[Handwritten signature]

Rene Zamora

[Handwritten signature]

Maria Cynthia Aldape f/k/a Maria Cynthia Zamora

[Handwritten signature]

Eric B. Falk

ACKNOWLEDGMENTS

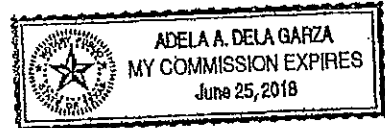
THE STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on this the 24th day of February, 2017, by Rene Zamora.

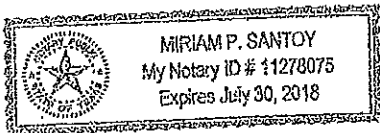
[Handwritten signature]

Notary Public, State of Texas

THE STATE OF TEXAS §
 §
COUNTY OF HIDALGO §



This instrument was acknowledged before me on this the 27th day of February, 2017, by Maria Cynthia Aldape f/k/a Maria Cynthia Zamora and Eric B. Falk.



[Handwritten signature]

Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Andres Maldonado
Yvonne Maldonado
52326 Erie Court Apt. 2
Fort Hood, Texas 76544
saw/mps/1504-346

Chapter 232 Texas LGC Application

APPLICATION NO:
4-16544
Mar. 13, 2017

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

S1753-02-000-0032-00

[1] OWNER: MALDONADO, ANDRES & YVONNE

[7] LEGAL DESC./NAME OF SUBDIVISION
SANTA CRUZ RANCHES #2 LOT-32

52326 ERIE COURT APT. 2
FORT HOOD, TX 76544

Telephone No.

LOCATION: 0 CIBOLO & 22 1/2

[2] CONTRACTOR: SELF

[8] SEWAGE: EXIST

[3] WATER SYSTEM: NAL

[9] CONSTRUCTION TYPE: BLOC

[4] PURPOSE OF APPLICATION: NEW RESIDENCE

25- RESIDENTIAL NEW SINGLE DWELLING

[10] EST. COST OF CONST.: \$70,000

[5] SIZE OF STRUCTURE: 2,310 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: RESIDENTIAL

Special Conditions: No construction allowed over any easements.

MUST COMPLY WITH ALL SET BACKS AND REGULATIONS
SET BACKS FRONT 40' REAR 35' SIDE WEST 30' EAST 6'
MINIMUM FLOOR ELEV. 18" ABOVE NATURAL GROUND

FOR COUNTY USE ONLY APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$30.00

Light [X] Water [X]

Flood Zone: MI
Panel No. /Suffix: _____ Pct: 0

Community No.: _____

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.

Guillermo Rodriguez 3/13/17
Prepared by Date

Julio Ruiz 3/8/17
Approved by Date

[Signature] 13 March 17
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.



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: 4-16552

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: Joshua Sepulveda

Address: Lot 37 Venetian Ranches
315 E. Colby Ave
Pharr TX 78577

Phone: 956-212-6359

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 Supply

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

Account/ESI No.: 100 327894 30989918

[] Temporary Pole [] Permanent Service

regarding the land described as:

Lot 37 Venetian Ranches

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 10/07/04);

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;

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; (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]);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

(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

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: 4-16552

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: Joshua Sepulveda

Address: 315 E. Catherly Ave
Pharr TX 78577

Phone: 956-212-6359

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

Lot 37 Venetian Ranches

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)

3-14-17
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:

3/15/17
Date

[Signature]
County Official

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 1, 2016

Grantor: **EMILIO GUAJARDO** joined herein proforma by my wife, **NEREYDA GUAJARDO**

Grantor's Mailing Address: 103 Cardinal Ave.
San Juan, Texas 78589
Hidalgo County

Grantee: **JOSHUA SEPULVEDA** and wife, **CINDY SEPULVEDA**

Grantee's Mailing Address: 315 E. Caffery Ave.
Pharr, Texas 78577
Hidalgo County

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and a note of even date that is in the principal amount of SIXTY-SEVEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$67,500.00), and is executed by Grantee, payable to the order of SECURITY SERVICE FEDERAL CREDIT UNION, 16211 LaCantera Pkwy., San Antonio, Bexar County, Texas 78256-2419. The note is secured by a vendor's lien retained in favor of SECURITY SERVICE FEDERAL CREDIT UNION in this Deed and by a Deed of Trust of even date from Grantee to RUTH W. GARNER, Trustee.

Property (including any improvements):

Lot 37, of VENETIAN RANCHES, Hidalgo County, Texas, according to the Plat or Map thereof recorded in Volume 38, Pages 115 and 116, Map Records of Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:
Subject To:

Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas on October 18, 2001, under Clerk's File No. 1018059 and amended October 24, 2001, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on October 24, 2001, under Clerk's File No. 1019286, and second amended filed for record in the Office of the County Clerk of Hidalgo County, Texas, on November 20, 2001, under Clerk's File No. 1027253, and third amended filed for record in the Office of the County Clerk of Hidalgo County, Texas, on January 25, 2002, under Clerk's File No. 1045615, and fourth amended filed for record in the Office of the County Clerk of Hidalgo County Texas, on February 8, 2002, under Clerk's File No. 1050180, and by instrument recorded in Volume 38, Pages 115 and 116, Map Records of Hidalgo County, Texas.

Right-of-Way Easement granted by Richard A. Garza to Central Power and Light Company, by instrument dated March 27, 2002, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on September 4, 2002, under Clerk's File No. 1117442.

Right-of-Way Easement granted by Dorothy Beatz Jackson to Kenneth E. Jackson and wife, Patricia West Jackson, by instrument dated May 28, 1997, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on June 5, 1997 under Clerk's File No. 602793.

Right-of-Way Easement granted by D. L. Osborne, et ux to Tennessee Gas Transmission Company, by instrument dated May 8, 1950, recorded in Volume 690, Page 249, Deed Records of Hidalgo County, Texas.

Right-of-Way Easement granted by Richard A Garza to Hidalgo County Drainage District No. 1, by instrument dated April 10, 2002, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on May 22, 2002, under Clerk's File No. 1085048.

A ten foot (10') Electrical and Utility Easement along the rear of subject property as shown on plat recorded in Volume 38, Pages 115-116, Map Records of Hidalgo County, Texas.

A fifteen foot (15') exclusive easement to N.A.W.S.C. along the front of said property as shown on plat recorded in Volume 38, Pages 115-116, Map Records of Hidalgo County, Texas.

Easements and Conditions as shown on the Map or Plat thereof, filed for record in Volume 38, Pages 115 and 116, Map Records Hidalgo County, Texas.

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

Easements or claims of easements which are not a part of the public record.

A twenty-five foot (25') Minimum Setback Line along the front of said property as shown on plat recorded in Volume 38, Pages 115 and 116, Map Records of Hidalgo County, Texas.

A six foot (6') Minimum Setback Line along the sides of said property as shown on plat recorded in Volume 38, Pages 115 and 116, Map Records of Hidalgo County, Texas.

A 20% of Lot depth Minimum Setback along the rear of said property as shown on plat recorded in Volume 38, Pages 115 and 116, Map Records of Hidalgo County, Texas.

Oil and Gas Lease in favor of Hale Schaleben recorded in Volume 315, Page 857, Volume 315, Page 896, and in Volume 316, Page 177, all in Oil and Gas Lease Records of Hidalgo County, Texas.

Oil and Gas Lease dated November 28, 1961, from C. J. Seigris et ux to Charles A. Brandt recorded in Volume 268, Page 566 Oil and Gas Records of Hidalgo County, Texas.

All oil, gas, and other minerals reserved and/or conveyed in Deeds recorded in Volume 804, Page 299, Volume 895, Page 462 and Volume 900, Page 503, all in Deed Records of Hidalgo County, Texas.

No building shall be constructed over any easement or lot line as shown on the Map or Plat thereof, filed for record in Volume 38, Pages 115 and 116, Map Records Hidalgo County, Texas.

All rights, titles and interests in and to all portions of the proposed insured land lying within a drainage ditch, drainage pipe, drainage line, a canal or an irrigation line as may be claimed in fee by Hidalgo County Irrigation District No. 1.

Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.

All ad valorem taxes for the year 2016 and all subsequent years.

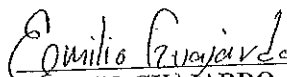
Grantor, for the Consideration and subject to the Reservations from and Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's 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 and Exceptions to Conveyance and Warranty.


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

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 shall become absolute.

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

SECURITY SERVICE FEDERAL CREDIT UNION, 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 described. The vendor's lien and superior title to the Property are retained for the benefit of SECURITY SERVICE FEDERAL CREDIT UNION, and are transferred to that party without recourse on Grantor.

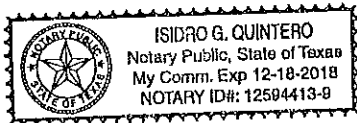

EMILIO GUAJARDO

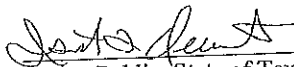

NEREYDA GUAJARDO

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 2 day of ~~June~~^{July}, 2016, by
EMILIO GUAJARDO.



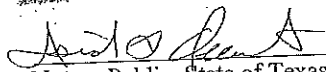

Notary Public, State of Texas

(Acknowledgment)

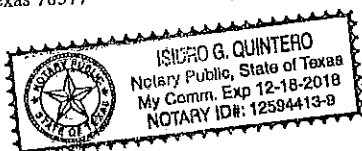
STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 2 day of ~~June~~^{July}, 2016, by
NEREYDA GUAJARDO.

AFTER RECORDING RETURN TO:
Joshua Sepulveda and wife, Cindy Sepulveda
315 E. Caffery Ave.
Pharr, Texas 78577


Notary Public, State of Texas

PREPARED IN THE LAW OFFICE OF:
JOHN ROBERT KING
3409 N. 10th, Suite 100
McAllen, Texas 78501
File No.: GF#3165857;IQ/bm



Chapter 232 Texas LGC Application

APPLICATION NO:

4-16552

Mar. 14, 2017

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

V3054-00-000-0037-00

[1] OWNER: SEPULVEDA, JOSHUA & CINDY

[7] LEGAL DESC./NAME OF SUBDIVISION
 VENETIAN RANCHES LOT 37

315 E CAFFERY
 PHARR, TX 78577

Telephone No.

LOCATION: 0 CURRY & C.CHAVEZ

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTA

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: WOOD

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

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

[5] SIZE OF STRUCTURE: 4,268 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

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

Special Conditions: No construction allowed over any easements.

MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS

FRONT:100' BACK:70' SIDES:6'

MINIMUM ELEV. 18" ABOVE CENTER LINE OF STREET

**FOR COUNTY USE ONLY
APPLICATION FEES**

OTHER _____
 TOTAL AMOUNT **\$30.00**

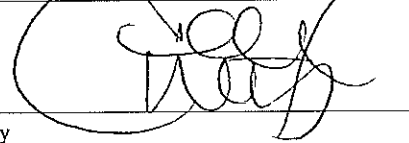
Light Water

Flood Zone: NO
 Panel No. /Suffix: 03251D Pct: 0

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.

 3/14/17
 Prepared by Date

Julio Ruiz 3/18/17
 Approved by Date

 3-14-17
 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.