

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	Martiza and Rodrigo Luna Jr.	4-16316
2.	Araceli and Alejandro Valdez	4-16633
3.	Jorge Luis Ibarra Jr. and Jo Anna Cortez	4-16619
4.	Lizbeth Sanchez and Jose Daniel Ramirez	4-16566
COMM. COURT: MAY 2, 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: 4-16316

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: Maritza Luna

Address: 3746 Muñoz St.
Edinburg Texas

Phone: (956) 681-6343

Approved by Environmental Health:	Temporary Service	Final Service
<u>[Signature]</u>	<u>[Signature]</u>	<u>R Rios</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 1</u>	<u>SEPTIC INSTALLED</u> <u>04 126 12017</u>

Water Supplier: North Alamo Water Sup.

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

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

regarding the land described as:

Evergreen Valley Estates Phase II Lot 135

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 03-15-05)

(verified by [Signature]);

(verified by R Rios);

(verified by R Rios);

(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

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956-205-7049

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-16316

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: Maritza Luna
Address: 3746 MURDOZ ST
Edinburg Texas
Phone: (956) 681-6343

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

Evergreen Valley Estates Phase II Lot 135

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Maritza Luna
Requesting Party (Signature)

04/26/17
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

04/25/17
Date

[Signature]
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:
4-16316
Dec. 28, 2016

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

E8250-02-000-0135-00

[1] OWNER: LUNA, RODRIGO JR. & MARITZA

3746 MUNOZ ST
EDINBURG, TX 78541
Telephone No. 569-3316

[7] LEGAL DESC./NAME OF SUBDIVISION
EVERGREEN VALLEY ESTATES PH 2
LOT#135

LOCATION: 0 VALVERDE & DAVIS

[2] CONTRACTOR: SELF

[8] SEWAGE: EXIST

[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.: \$13,000

[5] SIZE OF STRUCTURE: 3,287 Sq. Ft.

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

[11] SPECIAL FLOOD HAZARD AREA: YES NO
Prop. Id. 697649 YES NO

Special Conditions: No construction allowed over any easements.
MUST COMPLY W/ALL REGULATIONS AS PER COUNTY
STATE CITY FEMA & SETBACK. FRONT 50' SIDE 6' REAR
35' . 18" CNTL OF ST

FOR COUNTY USE ONLY
APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$30.00

[Signature]
Prepared by _____ Date *12/28/16*

Light [] Water []

J. Ruiz
Approved by _____ Date *12/28/16*

Flood Zone: NO *480334* Pct: 4
Panel No. /Suffix: *0325 A*

Community No.: _____

Certification of Elevation
Required: YES NO BFE

Rodrigo Luna
Signature of Owner or Applicant _____ Date *12-28-16*

- 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 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: March 19, 2015

Grantor: IRASEMA QUINTANILLA

Grantor's Mailing Address (including county): 3245 N. Sharp, Edinburg,
Hidalgo County, Texas 78539

Grantee: RODRIGO LUNA, JR., and wife, MARITZA LUNA

Grantee's Mailing Address (including county): 3746 Muñoz St., Edinburg,
Hidalgo County, Texas 78539

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration to the undersigned paid by the Grantees herein named, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by Grantees of their one promissory note of even date herewith in the principal sum of TWENTY FIVE THOUSAND AND NO/100 DOLLARS (\$25,000.00), payable to the order of IRASEMA QUINTANILLA, 325 N. Sharp, Edinburg, Hidalgo County, Texas 78539 as therein provided and bearing interest at the rate therein specified and providing for acceleration of maturity in event of default 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 LEO MONTALVO, Trustee.

Property (including any improvements):

All of Lot 135, EVERGREEN VALLEY ESTATES PHASE II, Hidalgo County, Texas, according to the map recorded in Volume 47, Pages 85 thru 97, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

EXCEPT AS TO THE WARRANTIES STATED BELOW, GRANTORS MAKE NO FURTHER WARRANTIES OR GUARANTEES, EXPRESS OR IMPLIED, OR OF MERCHANTABILITY OR FOR ANY SPECIFIC USE, AND GRANTEE ACCEPTS THE PROPERTY AS AN "AS IS" CONDITION AND WITH ALL FAULTS.

Reservations from Conveyance and Exceptions to Conveyance and Warranty:

1. Dated February 3, 2005, filed February 3, 2005 under Document Number 1432170, Official



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

Main Office
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Edinburg, Texas 78542
956-318-2840
956-318-2844

Precinct No.1 Substation
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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: 4-16633

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: Araceli Aldaba

Address: 703 Tortolita St.
Edinburg Tx.
78542

Phone: (956) 503-5135

Approved by Environmental Health:	Temporary Service	Final Service
<u>R Rio</u>	<u>R Rio</u>	<u>R Rio</u>
Authorized Signature	Authorized Signature	Authorized Signature
Inspection/Permit No:	<u>Pre-Inspection</u>	<u>Pre-Inspection</u>
Date Approved:	<u>4/11/17</u>	<u>4/11/17</u>

Water Supplier: N.A.W.S

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

Account/ESI No.: 310782-001
 Temporary Pole Permanent Service

regarding the land described as: San Cristobal #2 lot #101

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 12-13-05);
 (verified by Mary Cerrito);
 (verified by R Rio);
 (verified by R Rio);
 (verified by Mary Cerrito);

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No:

4-16633

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: Araceli Aldaba
Address: 703 Tortolita St.
Edinburg TX. 78542
Phone: (956) 503-5135

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

San Cristobal #2 lot 101

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Araceli Aldaba
Requesting Party (Signature)

4-11-17
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

04/25/17
Date

[Signature]
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:
4-16633
Mar. 29, 2017

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

S0557-02-000-0161-00

[1] OWNER: VALDEZ, ALEJANDRO &
ALDAVA, ARACELI
2911 N CESAR CHAVEZ
SAN JUAN, TX 78589
Telephone No. 331-3805

[7] LEGAL DESC./NAME OF SUBDIVISION
SAN CRISTOBAL #2 LOT 161

LOCATION: 0 107 & TOWER

[2] CONTRACTOR: SELF

[8] SEWAGE: EXIST

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: META

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

[10] EST. COST OF CONST.: \$2,000

[5] SIZE OF STRUCTURE: 288 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: MOBILE HOME

Special Conditions: No construction allowed over any easements.
MUST COMPLY WITH ALL COUNTY SETBACKS AND REGULATIO
SETBACKS FRONT 25' REAR 22' SIDE 6' SIDE 6'
MIN ELEV. 18" OF TC

FOR COUNTY USE ONLY APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$30.00

Light [X] Water [X]

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.

Gilberto Mata _____ 3-29-17
Prepared by Date

Julio Ruiz _____ _____
Approved by Date

x [Signature] _____ 3-29-17
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.

WARRANTY DEED WITH VENDOR'S LIEN

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Date: September 5, 2014

Grantor: SAN CRISTOBAL PARTNERSHIP

Grantor's Mailing Address (including county): 5711 North 10th Street
McAllen, Texas 78504
Hidalgo County, Texas

Grantee: ALEJANDRO VALDEZ and ARACELI ALDAVA

Grantee's Mailing Address (including county): 703 Tortolita
Edinburg, Texas 78542
Hidalgo County, Texas

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 a note of even date that is in the principal amount THIRTY THOUSAND FIVE HUNDRED AND NO/100ths DOLLARS (\$30,500.00) and is executed by Grantee, payable to the order of San Cristobal Partnership. The note is secured by a vendor's lien retained in favor of San Cristobal Partnership in this deed and by a deed of trust of even date from Grantee to David Crook, Trustee.

Property (including any improvements):

Lot 161, SAN CRISTOBAL SUBDIVISION, PHASE II, Hidalgo County, Texas as per the map or plat thereof on file and of record in Volume 49, Pages 103 through 107, Map Records, Hidalgo County, Texas

Reservations from and Exceptions to Conveyance and Warranty:

1. Mineral reservations and conveyances of record.
2. Easements of record.
3. Subdivision restrictions of record in the office of the County Clerk, Official Records, Hidalgo County, Texas.

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



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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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: 4-16619

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: Jorge Ibarra

Address: 1603 Omnist #1
Pharr TX 78577

Phone: 956-250-9810

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service <u>Vandy</u> Authorized Signature
Inspection/Permit No:		
Date Approved:	<u>1 / 1</u>	<u>04/24/17</u>

Water Supplier: North Alamo

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

Account/ESI No.: 177063-003
 Temporary Pole Permanent Service

regarding the land described as:

Alarcon Sub.
Block 56 - Lot 8 - Pancho Villa Drive Edinburg TX

on _____, 20____, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

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

- yes A plat has been prepared;
- yes A plat has been reviewed and approved by the Commissioners Court;
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;
- yes an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable;
- 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 2-16-07);

(verified by [Signature]);

(verified by 4/24/17);

(verified by 4/24/17);

(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

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956-973-7850

Precinct No.3 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: 4-10019

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: Jorge Ibarra
Address: 1603 OMNI st #1
Pharr Tx 78577
Phone: 956 250-9810

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

Alarcón Subdivision
Lot 8 Block 56 5650 Pancho Villa Dr. Edinburg Tx

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Jorge Ibarra
Requesting Party (Signature)

3-27-17
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

04/28/17
Date

[Signature]
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:

4-16619

Mar. 24, 2017

COUNTY OF HIDALGO
PLANNING DEPARTMENT

1304 S. 25th Ave EDINBURG TX 78539
TEL 318-2840 FAX 318-2844

A2350-00-000-0008-00

[1] OWNER: IBARRA, JORGE LUIS & CORTEZ
JOANN
1603 OMNI # 1
PHARR, TX 78577
Telephone No. 250-9810

[7] LEGAL DESC./NAME OF SUBDIVISION
ALARCON LOT 8

LOCATION: 0 ALAMO & TRENTON

[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.: \$103,000

[5] SIZE OF STRUCTURE: 2,902 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

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

Prop. Tel. 714300

Special Conditions: No construction allowed over any easements.

MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS
FRONT:40' REAR:50' SIDES:6'
MIN FLOOR ELEV. 18" TC

**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.

Julio Ruiz
Prepared by _____ Date *3/24/17*

[Signature]
Approved by _____ Date *3/24/17*

[Signature]
Signature of Owner or Applicant _____ Date *3-24-17*

[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.

WARRANTY DEED WITH VENDOR'S LIEN

Date: March 16, 2017

Grantor: JOHNNY B. DILLON, JR., AKA JOHNNY DILLON, a single person,
DBA SUN COAST DEVELOPMENT

Grantor's Mailing Address (including county): 1204 Sandpiper Avenue, Unit 4
McAllen, Texas 78504
Hidalgo County, Texas

Grantee: JORGE LUIS IBARRA, JR. and wife, JO ANNA CORTEZ

Grantee's Mailing Address (including county): 1603 Omni, Apt. 1
Pharr, Texas 78577
Hidalgo County, Texas

Consideration: Cash and a note of even date executed by Grantee and payable to the order of ELSA STATE BANK & TRUST CO. in the principal amount of ONE HUNDRED FORTY EIGHT THOUSAND SEVEN HUNDRED FIFTY AND NO/100THS DOLLARS (\$148,750.00), of which the sum of \$45,000.00 represents a portion of the purchase price of the within described property. The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of ELSA STATE BANK & TRUST CO. and by a first-lien deed of trust of even date from Grantee to CESAR GONZALEZ, Trustee.

Property (including any improvements):

Lot Eight (8), ALARCON SUBDIVISION, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 52, Pages 87-89, Map Records, Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

Restrictive covenants recorded in VOLUME 52, PAGES 87-89, MAP RECORDS, HIDALGO COUNTY, TEXAS.

Mineral and/or royalty grant and/or reservation in instrument dated April 13, 1959, recorded in Volume 943, Page 59, Deed 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 whether listed herein or not.

Easements as set out in instrument dated December 31, 1920, recorded in Volume 120, Page 531, Deed Records, Hidalgo County, Texas.

Easements, rules, regulations and rights in favor of HIDALGO COUNTY IRRIGATION DISTRICT NO. 2.

Minimum floor elevation; forty foot (40') minimum setback line along the front; twenty percent of Lot depth not to exceed forty feet minimum setback line along the rear; six foot (6') minimum setback line along the sides or easement whichever is greater; ten foot (10') electrical and utility easement along the North side; twenty foot (20') drainage swale easement along the north (20'0 of the South (65') of said Lot; fifteen foot (15') electrical and utility easement along the North (15') of the South (45') of said Lot and thirty foot (30') Hidalgo County District No. 2 Easement centered on Irrigation Line along the South side of said Lot as per map or plat recorded in Volume 52, Page 87 thru 89, Map Records, Hidalgo County, Texas.

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


Taxes for the year 2017 and subsequent years.

Grantor, for valuable consideration, the receipt of which is hereby acknowledged, and subject to the reservations from, and exceptions to conveyance and warranty contained in this instrument, 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 to hold the Property to Grantee, Grantee's heirs, executors, administrators, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof forever, except as to the reservations from, and exceptions to conveyance and warranty herein contained.

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.

ELSA STATE BANK & TRUST CO., at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the sum of \$45,000.00, being a part of the above described ONE HUNDRED FORTY EIGHT THOUSAND SEVEN HUNDRED FIFTY AND NO/100THS DOLLARS (\$148,750.00) note. The first and superior vendor's lien against and the superior title to the Property are retained for the benefit of ELSA STATE BANK & TRUST CO. and are transferred to ELSA STATE BANK & TRUST CO., without recourse against Grantor.

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

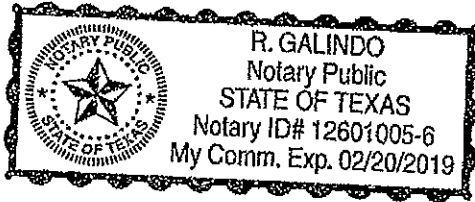


JOHNNY B. DILLON, JR., AKA
JOHNNY DILLON, DBA
SUN COAST DEVELOPMENT

(Acknowledgment)

State of Texas §
County of Hidalgo §

This instrument was acknowledged before me on the 16th day of March, 2017, by JOHNNY B. DILLON, JR., AKA JOHNNY DILLON, DBA SUN COAST DEVELOPMENT.





Notary Public, State of Texas

AFTER RECORDING RETURN TO:
JORGE LUIS IBARRA, JR. and wife,
JO ANNA CORTEZ
1204 Sandpiper Avenue, Unit 4
McAllen, Texas 78504

PREPARED BY:
Lewis, Monroe & Peña
Attorneys At Law
3111 W. Freddy Gonzalez Drive
Edinburg, Texas 78539
GF#: 910502; MR:vm



PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

Main Office
1304 South 25th Street
Edinburg, Texas 78542
956-318-2840
956-318-2844

Precinct No.1 Substation
1902 Joe Stephens Ave.
Weslaco, TX 78596
956-968-4734
956-973-7850

Precinct No.3 Substation
2401 N. Moorefield Rd.
Mission, TX 78572
956-205-7045
956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-165606
03-17-2017

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: Lizbeth Sanchez

Name: Jose D Ramirez

Address: 107 W Eagle St
San Juan TX
78589

Phone: 630-903-7941

Approved by Environmental Health:	Temporary Service	Final Service
<u>[Signature]</u>	<u>[Signature]</u>	
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>Temp. Light</u>	
	<u>4/19/17</u>	<u>1/1</u>

Water Supplier: N/A

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

Account/ESI No.: 10032789480503438
[X] Temporary Pole [] Permanent Service

regarding the land described as:

MEM Grand Ranches Ph IV - B
Lot # 443

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 3-02-07);

(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

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956-205-7045
956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No:

4-165606

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 D Ramirez

Address: 107 W Eagle St.
San Juan Tx 78589

Phone: 630-903-7941

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

Lot 443 Bogart - MGM Grand 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

Sybilh Sanchez
Requesting Party (Signature)

4/25/17
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

04/25/17
Date

[Signature]
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:

4-16566

Mar. 17, 2017

COUNTY OF HIDALGO
PLANNING DEPARTMENT

1304 S. 25th Ave EDINBURG TX 78539
TEL 318-2840 FAX 318-2844

M3849-4B-000-0443-00

[1] OWNER: RAMIREZ, JOSE DANIEL &
LIZBETH
107 W EAGLE ST
EDINBURG, TX 78589

[7] LEGAL DESC./NAME OF SUBDIVISION
MGM GRAND RANCHES PH 4B LT-443

630-903-7941

Telephone No.

LOCATION: 0 107 & ALAMO

[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.: \$150,000

[5] SIZE OF STRUCTURE: 3,186 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:25' BACK:40' SIDES:6'
MINIMUM ELEV.-18" ABOVE THE CURB

[Signature] 3/17/17
Prepared by Date

Julio Ruiz 3/17/17
Approved by Date

Jose Ramirez 3-17-17
Signature of Owner or Applicant Date

FOR COUNTY USE ONLY
APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$30.00

Light Water

Flood Zone: NO 032510 Pct: 0
Panel No. /Suffix: _____

Community No.: 480534

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.

JTC/ DG GF # 162431549

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Warranty Deed with Vendor's Lien

Date: JANUARY 26, 2017

Grantor: GABRIEL GAYTAN and wife, MARIA ELIDA GAYTAN

Grantor's Mailing Address: 2220 W. RHIN DRIVE
EDINBURG, TEXAS 78539
HIDALGO COUNTY

Grantee: JOSE DANIEL RAMIREZ and wife, LIZBETH SANCHEZ

Grantee's Mailing Address: 107 W. EAGLE ST.
SAN JUAN, TEXAS 78589
HIDALGO COUNTY

Consideration:

Cash and a note of even date executed by Grantee and payable to the order of SECURITY FIRST FEDERAL CREDIT UNION in the principal amount of FORTY-FOUR THOUSAND EIGHT HUNDRED AND NO/100 DOLLARS (\$44,800.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor SECURITY FIRST FEDERAL CREDIT UNION and by a first-lien deed of trust of even date from Grantee to LEO DAN PEREZ, Trustee.

Property (including any improvements):

Lot Four Hundred Forty Three (443), MGM GRAND RANCHES PHASE IV-B, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 52, Pages 114-116, Map Records, Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from Conveyance: - NONE

Exceptions to Conveyance and Warranty:

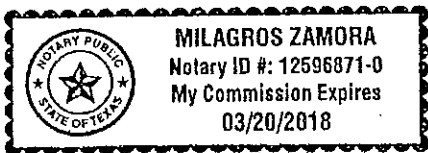
- a. Restrictive covenants as recorded in Document No. 1738593 Official Records and Volume 52, Pages 114-116, Map Records, Hidalgo County, Texas.
- b. Standby fees, taxes and assessments by any taxing authority for the year 2016, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.
- c. Statutory rights, rules, regulations, easements and liens in favor of Hidalgo County Irrigation District No. 1, pursuant to applicable sections of the Texas Water Code.

ACKNOWLEDGMENTS

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 1st day of February, 2017, by GABRIEL GAYTAN.



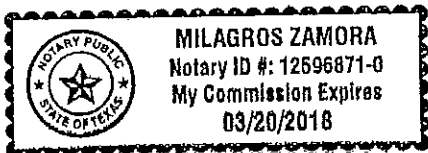


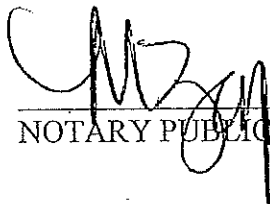
NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 1st day of February, 2017, by MARIA ELIDA GAYTAN.





NOTARY PUBLIC, STATE OF TEXAS

PREPARED IN THE OFFICE OF:
SLUSHER & ASSOCIATES, PLLC
4900 NORTH TENTH, SUITE E-2
McALLEN, TEXAS 78504
GF# 162431549

AFTER RECORDING RETURN TO:

JOSE DANIEL RAMIREZ and wife, LIZBETH SANCHEZ
107 W. EAGLE ST.
SAN JUAN, TEXAS 78589