





# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

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

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

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

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 1-15735

### 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: Ismael Garcia

Address: 11822 Encantado  
Dr. Weslaco, TX  
78599

Phone: (956) 246-8186

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

Water Supplier: NAWS

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

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

regarding the land described as: 01 Encantado lot #28

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

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

- yes A plat has been prepared;
- yes A plat has been reviewed and approved by the Commissioners Court; water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;
- 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 9/25/02);  
 (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

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956-205-7045  
956-205-7049

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 1-15135

### 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: Ismael Garcia  
Address: 11822 Encantado Dr.  
Weslaco, TX 78599  
Phone: (956) 246-8186

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

001 Encantado lot #28

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

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

[Signature]  
Requesting Party (Signature)

8-15-17  
Date

#### ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

8/15/17  
Date

[Signature]  
County Official

CHARGE: VLTC  
GF#152536/EG

## 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 7, 2017

Grantor: RICARDO SANCHEZ, a single person

Grantor's Mailing Address: 415 E. Edinburg  
Elsa, Texas 78543

Grantee: ISMAEL GARCIA AND WIFE, CINTIA LOERA

Grantee's Mailing Address: 428 West 7th Street  
La Villa, Texas 78562

Consideration: TEN AND NO/100 (\$10.00) DOLLARS and a note of even date executed by Grantee and payable to the order of Academy Mortgage Corporation in the principal amount of ONE HUNDRED FIFTY-SEVEN THOUSAND TWO HUNDRED NINETY-FIVE AND NO/100 DOLLARS (\$157,295.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to ALLAN B. POLUNSKY, Trustee.

Property (including any improvements): All of Lot 28, SOL ENCANTADO SUBDIVISION, an Addition to the City of Weslaco, Hidalgo County, Texas, according to the map recorded in Volume 40, Page 173, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from Conveyance: NONE

Exceptions to Conveyance and Warranty: To the extent they validly exist:

1. Restrictive covenants as set forth in instrument dated October 29, 2002, filed October 30, 2002 under Document Number 1135962, Official Records and Volume 40, Page 173, Map Records of Hidalgo County, Texas.
2. Annual maintenance charge and/or current assessments as set forth in instrument dated October 29, 2002, filed October 30, 2002 under Document Number 1135962, Official Records, Hidalgo County, Texas.
3. Statutory easements, rules, regulations and rights in favor of Hidalgo and Cameron Counties Water Control and Improvement District No. 9.
4. Minimum floor elevations, setback lines, easements and restrictions as shown on the map of Sol Encantado Subdivision, recorded in Volume 40, Page 173, Map Records of Hidalgo County, Texas.
5. Easements for roadways, canals, drainage ditches, etc. in favor of American Company as shown by instrument dated March 6, 1924, recorded in Volume 267, Page 533, Deed Records of Hidalgo County, Texas.
6. Contract, Easement and Use Restriction in favor of Central Power and Light Company, dated August 12, 2002, filed October 11, 2002, under Document Number 1130374, Official Records, Hidalgo County, Texas, to furnish, maintain and operate underground electric cables and other facilities as may appear upon the map.
7. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated August 18, 1958, recorded in Volume 219, Page 604 and dated May 26, 1965, recorded in Volume 298, Page 33, Oil and Gas Records of Hidalgo County, Texas.
8. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated June 14, 1984, recorded in Volume 2051, Page 951, Official Records of Hidalgo County, Texas.
9. Terms, stipulations and conditions contained in Declaration of Unit as set forth in instrument dated August 3, 1967, recorded in Volume 313, Page 837, Oil and Gas Records of Hidalgo County, Texas.
10. Mineral and/or royalty reservation contained in deeds recorded in Volume 502, Page 516 and Volume 1501,

13. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.
14. Standby fees, taxes and assessments by any taxing authority for the year 2017, and subsequent years, the payment of which Grantee assumes.

Grantor and Grantee agree that Grantor has conveyed the Property and Grantee has accepted the Property in its "AS IS" CONDITION, with any and all defects and without warranty except for the warranties of title and the warranties in the contract executed between Grantor and Grantee.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

Academy Mortgage Corporation, 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. The first and superior vendor' lien against the superior title to the Property are retained for the benefit of Academy Mortgage Corporation and are transferred to Academy Mortgage Corporation without recourse against Grantor.

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

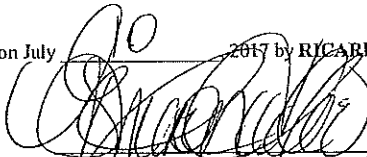
  
\_\_\_\_\_  
RICARDO SANCHEZ

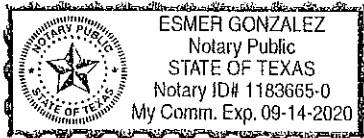
(Acknowledgment)

STATE OF TEXAS

COUNTY OF HIDALGO

This instrument was acknowledged before me on July 2017 by RICARDO SANCHEZ.

  
\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS



AFTER RECORDING RETURN TO:  
ISMAEL GARCIA & CINITA LOERA  
428 West 7th Street  
La Villa, Texas 78562

PREPARED IN THE LAW OFFICE OF:  
L.G. "JERRY" CANALES  
6013 N. 16th Street  
McAllen, Texas 78504  
File No. 152536

# Chapter 232 Texas LGC Application

APPLICATION NO:

1-15135

Aug. 15, 2017

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

1902 JOE STEPHENS WESLACO TX 78596  
TEL 968-4724 FAX 447-8612

S3979-00-000-0028-00

[ 1 ] OWNER: GARCIA, ISMAEL

428 WEST 7TH ST.  
LA VILLA TX 78562

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
SOL ENCANTADO  
LOT 28

Telephone No.

LOCATION: 0 FM 88 & MILE 14 1/2

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: INSTA

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: BLOC

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

[ 10 ] EST. COST OF CONST.: \$131,000

[ 5 ] SIZE OF STRUCTURE: 2,448 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:25' SIDES:6'  
MINIMUM ELEV. 18" CENTER LINE OF STREET

### FOR COUNTY USE ONLY APPLICATION FEES

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

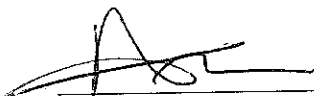
Light  Water

Flood Zone: NO  
Panel No. /Suffix: 0450C Pct: 0

Community No.: 480334

Certification of Elevation  
Required:  YES  NO  BFE

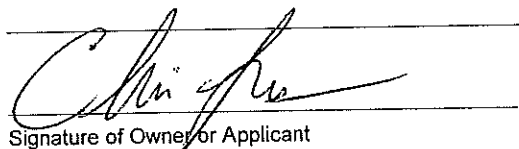
- A. Setbacks front, side & rear shall be in any deed restrictions.
- B. No more than one single family residence per lot.
- C. Applicant shall comply with all of the plat and/or deed restrictions and requirements affecting the lot.
- D. Permit fee shall be doubled for construction commencing or structures 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.

  
Prepared by

8/15/17  
Date

  
Approved by

8/19/17  
Date

  
Signature of Owner or Applicant

8/15/17  
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.



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

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-15021

### 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: Carlos E Varela

Address: 508 Melba Carter St  
Mission TX  
78572

Phone: (956) 800-7071

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

Water Supplier: WWS N.A.W.S

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

Account/ESI No.: 211667 002

Temporary Pole  Permanent Service

regarding the land described as:

(ACAMU LAND & SUGAR LOT 984K 50)  
Angelita Ranch lot #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;
- 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 9/28/04);

(verified by \_\_\_\_\_);

(verified by \_\_\_\_\_);

(verified by \_\_\_\_\_);

(verified by \_\_\_\_\_);

\_\_\_\_\_  
Planning Department Authorized Signature

\_\_\_\_\_  
Hidalgo County Judge

\_\_\_\_\_  
Date

ATTEST:

\_\_\_\_\_  
Hidalgo County Clerk

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT

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T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 1-15021

### 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: Carlos E. Varela

Address: 508 Melba Carter st.  
Mission TX 78572

Phone: (956) 800-7071

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

Angelita Ranch lot # 2 (ARAWO LAND & SUGAR LOT 9  
BLK 50)

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

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

Carlos Varela  
Requesting Party (Signature)

8/9/2017  
Date

#### ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

08/16/17  
Date

[Signature]  
County Official

**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.**

**General Warranty Deed**

Date: April 28, 2017

Grantor: ALFREDO CAVAZOS, a single person

**Grantor's Mailing Address:**

ALFREDO CAVAZOS  
1100 EAST 6TH STREET  
SAN JUAN, TX 78589

Grantee: CARLOS E VARELA, a single person

**Grantee's Mailing Address:**

CARLOS E VARELA  
508 MELBA CARTER ST.  
MISSION TX 78572

**Consideration:**

NO/100 DOLLARS (\$TEN (10))<sup>+</sup> and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

**Property (including any improvements):**

The West one-half (W1/2) of Lot Nine (9) in Block Fifty (50), ALAMO LAND & SUGAR COMPANY'S SUBDIVISION HIDALGO COUNTY, TEXAS. METES AND BOUNDS TRACTTOW, Being a 5.0 acre tract of land out of the West one-half (1/2) of Lot 9, Block a50, Alamo Hidalgo County, Texas, as per Recorded Plat, Vol. 1, Pages 24-26, Map Records of Hidalgo County, Texas; said 5.0 acre tract of land being more particularly described by metes bounds as follows: See Attached Exhibit "A-2"

Tract 2

**Reservations from Conveyance:**

None

**Exceptions to Conveyance and Warranty:**

None

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

As part of the consideration for this deed, Grantor and Grantee agree that, as between Grantor and Grantee, the risk of liability or expense for environmental problems, even if arising from events before closing, is the sole responsibility of Grantee, regardless of whether the environmental problems were known or unknown at closing. Grantee indemnifies, holds harmless, and releases Grantor from liability for any latent defects and from any liability for environmental problems affecting the property, including liability under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), the Resource Conservation and Recovery Act (RCRA), the Texas Solid Waste Disposal Act, or the Texas Water Code. Grantee indemnifies, holds harmless, and releases Grantor from any liability for environmental problems affecting the property arising as the result of Grantor's own negligence or the negligence of Grantor's representatives. Grantee indemnifies, holds harmless, and releases Grantor from any liability for environmental problems affecting the property arising as the result of theories of products liability and strict liability, or under new laws or changes to existing laws enacted after the effective date that would otherwise impose on Grantor in this type of transaction new liabilities for environmental problems affecting the property.

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

This instrument was prepared based on information furnished by the parties, and no independent title search has been made.

Alfredo Cavazos  
ALFREDO CAVAZOS

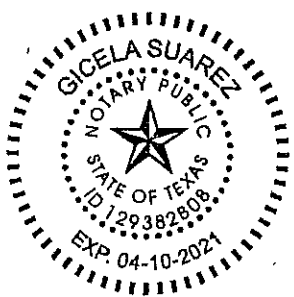
Carlos E Varela  
CARLOS E VARELA

STATE OF TEXAS )

COUNTY OF HIDALGO )

This instrument was acknowledged before me on 4/28/17, 2017, by Alfredo Cavazos, Carlos E Varela

Gicela Suarez  
Notary Public, State of Texas



Chapter 232 Texas LGC Application

APPLICATION NO:

1-15021

Jul. 5, 2017

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

1902 JOE STEPHENS WESLACO TX 78596  
TEL 968-4724 FAX 447-8612

A5320-00-000-0002-00

[ 1 ] OWNER: VARELA, CARLOS E.

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
ANGELITA RANCH LOT 2

508 MELBA CARTER ST.  
MISSION TX 78572

Telephone No.

LOCATION: 0 TOWER & MINNESOTA

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: INSTA

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: META

[ 4 ] PURPOSE OF APPLICATION: MOBILE HOMES  
23-MOBILE HOME/ADD. & RENOVATIONS

[ 10 ] EST. COST OF CONST.: \$21,000

[ 5 ] SIZE OF STRUCTURE: 2,630 Sq. Ft.

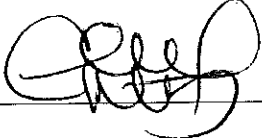
[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

[ 6 ] USE OF BUILDING: RESD ZONE C-44

**Special Conditions: No construction allowed over any easements.**  
MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS  
FRONT 190' BACK 55' SIDES 10'  
MINIMUM 18" CENTER LINE OF STREET


FOR COUNTY USE ONLY  
APPLICATION FEES

OTHER \_\_\_\_\_  
TOTAL AMOUNT . . . . . \$60.00

  
Prepared by \_\_\_\_\_  
Date 7/15/17

Light [X] Water [X]

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

  
Approved by \_\_\_\_\_  
Date 7/15/17

Community No.: 480334

Certification of Elevation  
Required:  YES  NO  BFE

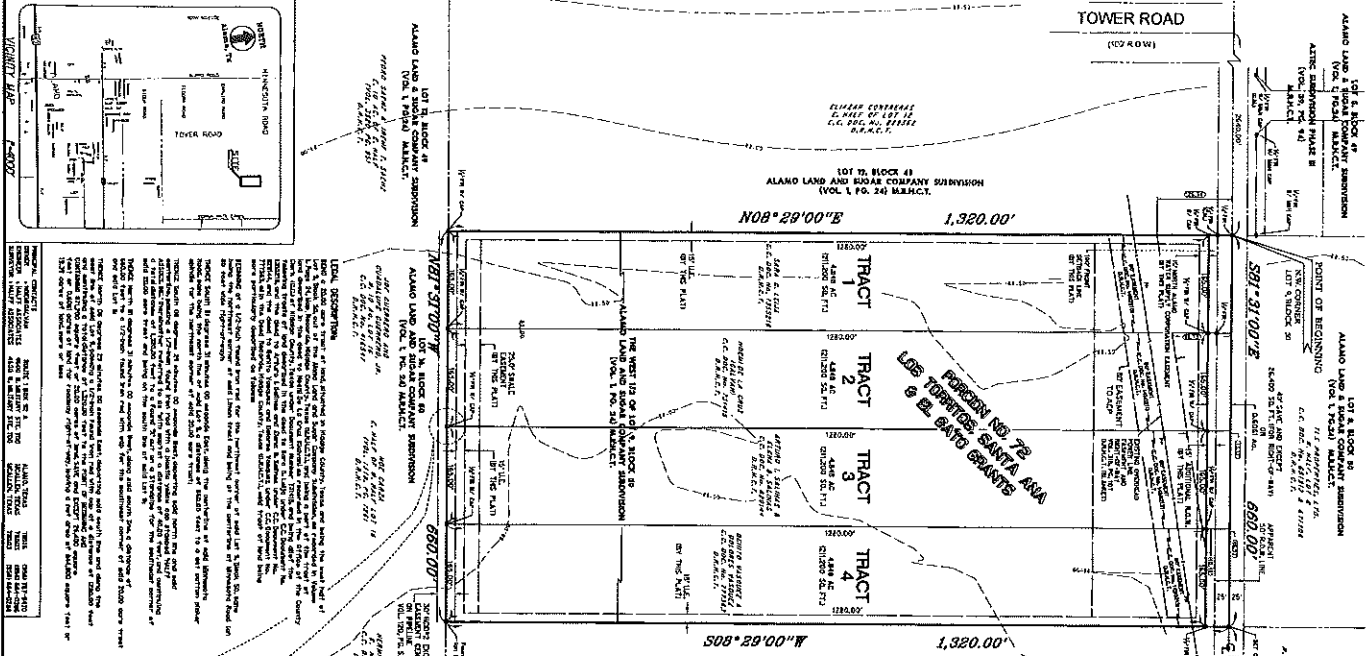
  
Signature of Owner or Applicant \_\_\_\_\_  
Date 7/15/17

- 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 ]

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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.



**GENERAL NOTES**

1. THIS SURVEY WAS MADE BY THE ALAMO LAND & SOILS COMPANY AS SHOWN BY THE PLAN.
2. THE BOUNDARIES OF THE ALAMO LAND & SOILS COMPANY SUBDIVISION ARE SHOWN BY THE PLAN.
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19. THE BOUNDARIES OF THE ALAMO LAND & SOILS COMPANY SUBDIVISION ARE SHOWN BY THE PLAN.
20. THE BOUNDARIES OF THE ALAMO LAND & SOILS COMPANY SUBDIVISION ARE SHOWN BY THE PLAN.

**STATE OF TEXAS**  
**COUNTY OF BEXAR**  
 I, *[Signature]*, Surveyor, do hereby certify that the above and foregoing plat is a true and correct copy of the original plat as the same appears on the records of the County Clerk of Bexar County, Texas, and that the same is a true and correct copy of the original plat as the same appears on the records of the County Clerk of Bexar County, Texas.

*[Signature]*  
 Surveyor

*[Signature]*  
 County Clerk

**STATE OF TEXAS**  
**CERTIFICATE AND ATTESTATION**

I, *[Signature]*, County Clerk of Bexar County, Texas, do hereby certify that the above and foregoing plat is a true and correct copy of the original plat as the same appears on the records of the County Clerk of Bexar County, Texas, and that the same is a true and correct copy of the original plat as the same appears on the records of the County Clerk of Bexar County, Texas.

*[Signature]*  
 County Clerk

**APPROVED BY:**  
**COMMISSIONERS COURT**  
 OF BEXAR COUNTY, TEXAS

*[Signature]*  
 Chairman

*[Signature]*  
 Commissioner

*[Signature]*  
 Commissioner

*[Signature]*  
 Commissioner

**ANGELITA RANCH**  
**SUBDIVISION**  
 ALAMO, TEXAS

Prepared by **Half Associates, Inc.**  
 ENGINEERS • SCIENTISTS • SURVEYORS • PLANNERS  
 600 W. WILLOW, SUITE 200 • MOULTON, TEXAS • 75450 • (972) 441-1111

DATE OF PREPARATION: AUGUST, 2004

SHEET NO. 2 OF 2



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

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

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

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

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 1-15104

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Name: Sandra R Flores  
Adalberto Casas Garcia

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

Address: 13303 Hermosa Vida Dr.  
Elsa, TX 78537

Water Supplier: NALCO

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

Phone: 956-330-1402  
956-391-7932

Account/ESI No.: 112909-008  
 Temporary Pole  Permanent Service

regarding the land described as:

ARORA VALLEY PH1 LOT 51

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 5/31/12);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 06-03-15

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956-205-7049

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 1-15104

### 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: Sandra R. Flores  
Adalberto Casas Garcia

Address: 13303 Hermosa Vida Dr  
Elisa, TX 78537

Phone: 956 330-1902  
956 391-7932

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

AURORA VAUEY P41 LOT 51

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

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

Sandra R. Flores  
Adalberto Casas Garcia  
Requesting Party (Signature)

8/9/2017  
Date

#### ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

8/15/17  
Date

[Signature]  
County Official



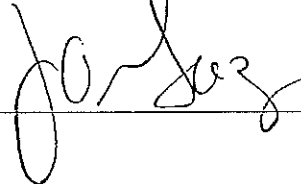
executors, administrators, successors and assigns forever; and grantor does hereby bind Grantor's heirs, executors, administrators, successors and/or assigns to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns against every person whomsoever claiming or to claim the same or any part thereof.

But it is expressly agreed that the Vendor's Lien, as well as Superior title in and to the above premises, is retained against the above described property, premises and improvements until the above described note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute.

Current ad valorem taxes in the property have been prorated, the payment thereof is assumed by the Grantee.

EXECUTED this 12 day of June, 2012.

RHODES ENTERPRISES, INC.



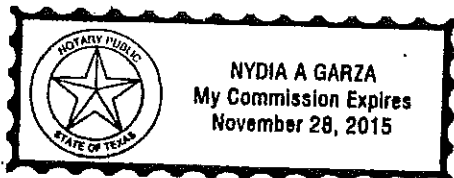
**CERTIFICATE OF ACKNOWLEDGMENT**

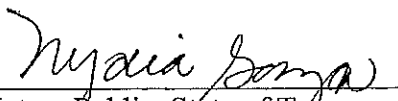
STATE OF TEXAS §

COUNTY OF HIDALGO §

Before me, Nydia Garza, on this day personally appeared Jaime Gonzalez know to me to be person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 12 day of June, 2012.



  
Notary Public, State of Texas

Chapter 232 Texas LGC Application

APPLICATION NO:

1-15104

Aug. 2, 2017

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

1902 JOE STEPHENS WESLACO TX 78596  
TEL 968-4724 FAX 447-8612

A6455-01-000-0051-00

[ 1 ] OWNER: FLORES, SANDRA &  
CASAS, ADALBERTO  
PO BOX 6  
MCALLEN, TX 78505  
Telephone No. 330-1902

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
AURORA VALLEY PH 1 LOT#51

LOCATION: 0 CANTON & DILLON

[ 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.: \$800

[ 5 ] SIZE OF STRUCTURE: 208 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:15' SIDES:6'

MINIMUM ELEV.18" ABOVE CENTER LINE OF STREET

FOR COUNTY USE ONLY  
APPLICATION FEES

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

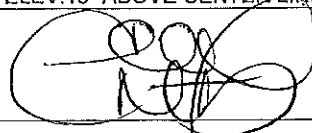
Light [X] Water [X]

Flood Zone: NO  
Panel No. /Suffix: 0425C Pct: 1

Community No.: 480334

Certification of Elevation  
Required: \_\_\_ YES \_\_\_ NO \_\_\_ BFE

- A. Setbacks front, side & rear shall be in any deed restrictions.
- B. No more than one single family residence per lot.
- C. Applicant shall comply with all of the plat and/or deed restrictions and requirements affecting the lot.
- D. Permit fee shall be doubled for construction commencing or structures moved in prior to obtaining a permit.
- E. Applicant/owner states that no structures exist on this tract of land. If found in violation, permit may be revoked.

 8/2/17  
Prepared by Date

Leonel Najera 7/31/17  
Approved by Date

Sandra R. Flores 8/2/2017  
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.