



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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 1-15171

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Name: Jose Candanoza

Address: 301 Ranchitos St
Weslaco TX 78596

Phone: 956 355-8832

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

Water Supplier: MHSC

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

Account/ESI No.: 100-327-894-565-081-38
 Temporary Pole [] Permanent Service

regarding the land described as:

Ranchitos de Progreso Ph 1 Lot 12

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

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

- yes A plat has been prepared;
- yes A plat has been reviewed and approved by the Commissioners Court;
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;
- NO an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable;
- yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023;
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(Date approved 12/14/04);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



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Rev. 06-03-15

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Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 1-15171

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 Candanoza

Address: 301 Ranchitos St.
Weslaco TX 78596

Phone: 956 355-8832

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

Ranchitos de Progreso Ph 1 Lot 12

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Jose C
Requesting Party (Signature)

8-29-17
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:

8/29/17
Date

[Signature]
County Official

SIERRA TITLE

MCIF# 3173923

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: August 16, 2017

Grantor: DENNIS SIFUENTES joined herein proforma by my wife, VANESSA SIFUENTES

Grantor's Mailing Address: 604 North Tio Ave.
Weslaco, Texas 78596
Hidalgo County

Grantee: PAOLA DAYLEE CANDANOZA and husband, JOSE EZIQUIEL CANDANOZA

Grantee's Mailing Address: 403 R. Street
Weslaco, Texas 78596
Hidalgo County

Consideration: FIFTY TWO THOUSAND SEVEN HUNDRED AND NO/100 DOLLARS (\$52,700.00) which said sum represents the first draw on that certain note in the principal amount of ONE HUNDRED SIXTY THOUSAND AND NO/100 DOLLARS (\$160,000.00), of even date herewith, executed by Grantee to BANK OF SOUTH TEXAS, 840 N. Cage Blvd., Pharr, Hidalgo County, Texas 78577. The note is secured by a vendor's lien retained in favor of BANK OF SOUTH TEXAS in this deed and by a Deed of Trust of even date from Grantee to DARRYL K. LEMKE, Trustee.

Property (including any improvements):

Lot 12, RANCHITOS DE PROGRESSO SUBDIVISION, PHASE I, Hidalgo County, Texas, according to map thereof recorded in Volume 46, Page 159, 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 December 30, 2004, under Clerk's File No. 1418936 and Restrictions as shown on the map recorded in Volume 46, Page 159, Map Records of Hidalgo County, Texas.

Right of way easement granted to Hidalgo County Drainage District No. 1, by S.W. Fordyce Estate, dated May 15, 1929, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 384, Page 43, Deed Records Hidalgo County, Texas.

Right of way easement granted to Hidalgo County Drainage District No. 1, by Hidalgo County Bank & Trust Co., dated May 15, 1929, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 389, Page 408, Deed Records Hidalgo County, Texas.

Levee Easement granted to Hidalgo County, by S.W. Fordyce, dated February 1, 1935, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 395, Page 500, Deed Records Hidalgo County, Texas.

Levee Easement granted to Hidalgo County, by Samuel W. Fordyce, Jr., dated April 6, 1935, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 395, Page 621, Deed Records Hidalgo County, Texas.

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.

BANK OF SOUTH TEXAS, at the instance and request of the Grantee herein, having advanced and paid in cash to the Grantor herein that portion of the purchase price of the Property as is evidenced by the hereinbefore described \$52,700.00 draw, the vendor's lien, together with the superior title to said Property, is retained for the benefit of BANK OF SOUTH TEXAS and the same are hereby transferred and assigned to BANK OF SOUTH TEXAS.


DENNIS SIFUENTES


VANESSA SIFUENTES

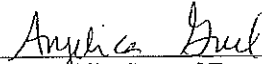
(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 16th day of August, 2017, by DENNIS SIFUENTES.

(SEAL)




Notary Public, State of Texas

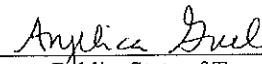
(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 16th day of August, 2017, by VANESSA SIFUENTES.

(SEAL)




Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Paola Daylee Candanoza and Jose Eziquiel Candanoza
403 R. Street
Weslaco, Texas 78596

PREPARED IN THE LAW OFFICE OF:
JOHN ROBERT KING
3409 N. 10th, Suite 100
McAllen, Texas 78501
FileNo.:GF#3173923;AG/et

Chapter 232 Texas LGC Application

APPLICATION NO:

1-15171

Aug. 29, 2017

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

R0940-01-000-0012-00

[1] OWNER: CANDENOZA, JOSE

403 R. STREET
WESLACO TX 78546

Telephone No. 355-8832

[7] LEGAL DESC./NAME OF SUBDIVISION
RANCHITOS DE PROGRESSO PH.1
LOT 12

LOCATION: 0 FM 88 & 281

[2] CONTRACTOR: LONE STAR

[8] SEWAGE: EXIST

[3] WATER SYSTEM: MILI

[9] CONSTRUCTION TYPE: BRIC

[4] PURPOSE OF APPLICATION: NEW RESIDENCE

25-RESIDENTIAL NEW SINGLE DWELLING

[10] EST. COST OF CONST.: \$160,000

[5] SIZE OF STRUCTURE: 6,180 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: NO YES

[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 24" ABOVE CURB OF ST

FOR COUNTY USE ONLY
APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$30.00

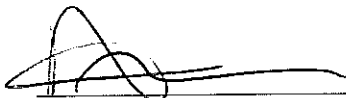
Light [X] Water [X]

Flood Zone: NO 0525B Pct: 0
Panel No. /Suffix: _____

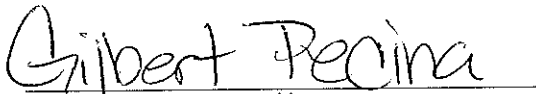
Community No.: 480334

Certification of Elevation
Required: NO YES NO BFE

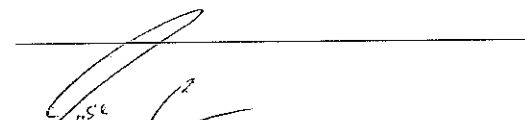
- A. Setbacks front, side & rear shall be in any deed restrictions.
- B. No more than one single family residence per lot.
- C. Applicant shall comply with all of the plat and/or deed restrictions and requirements affecting the lot.
- D. Permit fee shall be doubled for construction commencing or structures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

8/29/17
Date


Approved by

8/29/17
Date


Signature of Owner or Applicant

8-29-17
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: 1-15168

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 Garcia

Address: 9805 N Fm 1015
Weslaco Texas
78596

Phone: 507-318-0080

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

Water Supplier: NAWS

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

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

regarding the land described as: Los Olivarez Acres Ut 1 Lot 19,

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 9-15-00);
 (verified by [Signature]);
Alyssa Ulloa
 (verified by [Signature]);
 (verified by [Signature]);
 (verified by [Signature]);

[Signature]
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST: _____
Hidalgo County Clerk

Date



PLANNING DEPARTMENT

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: 1-15168

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 G GARCIA

Address: 9805 N Fm 1015
Weslaco TX 78596

Phone: 502-318-0080

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

Los Olivarez Acres Ut 1 Lot 19

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Juan Garcia
Requesting Party (Signature)

8/28/2017
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:

8/30/17
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.

WARRANTY DEED WITH VENDOR'S LIEN

Date: July 26, 2017

Grantor: GERARDO HERNANDEZ, a/k/a GERARDO DE JESUS HERNANDEZ SETURINO and wife, MARIA JULIA HERNANDEZ, a/k/a MARIA J. HERNANDEZ

Grantor's Mailing Address:

3733 Cherokee Dr.
Mercedes, Texas 78570
Hidalgo County

Grantee: JUAN GABRIEL GARCIA, a/k/a JUAN G. GARCIA, a married man

Grantee's Mailing Address:

8487 Charles Green Rd.
Edcouch, Texas 78538
Hidalgo County

Consideration: Ten Dollars and other valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by Grantee of Grantee's one certain promissory note of even date herewith, in the principal sum of THIRTY-FIVE THOUSAND AND NO/100 DOLLARS (\$35,000.00), payable to the order of GERARDO HERNANDEZ, a/k/a GERARDO DE JESUS HERNANDEZ SETURINO and wife, MARIA JULIA HERNANDEZ, a/k/a MARIA J. HERNANDEZ, and bearing interest as therein provided; containing the usual clauses providing for acceleration of maturity and for attorney's fees, the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a Deed of Trust of even date herewith to JUAN R. MOLINA, Trustee.

Property (including any improvements):

Lot 19, of LOS OLIVAREZ ACRES UNIT NO. 1, Hidalgo County, Texas, according to the Plat or Map thereof recorded in Volume 36, Page 151 and 152, Map Records of Hidalgo County, Texas.

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty:

1. Right-of-Way Easement granted to North Alamo Water Supply Corp., by instrument recorded in Volume 3023, Page 920, Deed Records of Hidalgo County, Texas.
2. A fifty-five foot (55') swale easement along the West side of subject property as shown on

PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION.

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

GERARDO HERNANDEZ, a/k/a GERARDO DE JESUS HERNANDEZ SETURINO

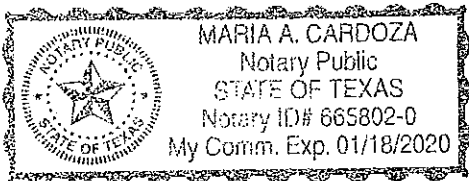
MARIA JULIA HERNANDEZ, a/k/a MARIA J. HERNANDEZ

STATE OF TEXAS

COUNTY OF HIDALGO

§
§
§

This instrument was acknowledged before me on the 26th day of July, 2017, by GERARDO HERNANDEZ, a/k/a GERARDO DE JESUS HERNANDEZ SETURINO.



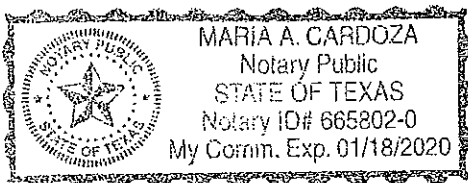
Maria A. Cardoza
Notary Public, State of TEXAS

STATE OF TEXAS

COUNTY OF HIDALGO

§
§
§

This instrument was acknowledged before me on the 26th day of July, 2017, by MARIA JULIA HERNANDEZ, a/k/a MARIA J. HERNANDEZ.



Maria A. Cardoza
Notary Public, State of TEXAS

PREPARED IN THE OFFICE OF:

JUAN R. MOLINA
Attorney at Law
710 S. Texas Blvd.
Weslaco, Texas 78596

AFTER RECORDING RETURN TO:

JUAN R. MOLINA
Attorney at Law
710 S. Texas Blvd.
Weslaco, Texas 78596

Chapter 232 Texas LGC Application

APPLICATION NO:

1-15168

Aug. 28, 2017

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

L6313-01-000-0019-00

[1] OWNER: GARCIA, JUAN

[7] LEGAL DESC./NAME OF SUBDIVISION
LOS OLIVAREZ ACRES UT 1 LOT 19

8507 CHARLES GREEN RD.
EDCOUCH TX, 78538

PH # 507-318-0080

Telephone No.

LOCATION: 0 FM 1015 & MILE 13 1/3

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTA

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: META

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

[10] EST. COST OF CONST.: \$4,500

[5] SIZE OF STRUCTURE: 224 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 60' BACK 55' SIDES 6'
MINIMUM ELEV 18" ABOVE CL OF ST.

**FOR COUNTY USE ONLY
APPLICATION FEES**

OTHER _____
TOTAL AMOUNT \$30.00


Light [X] Water [X]

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

Community No.: 480334

Certification of Elevation
Required: YES NO YES BFE

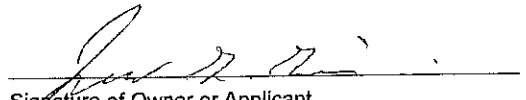
- A. Setbacks front, side & rear shall be in any deed restrictions.
- B. No more than one single family residence per lot.
- C. Applicant shall comply with all of the plat and/or deed restrictions and requirements affecting the lot.
- D. Permit fee shall be doubled for construction commencing or structures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

8/28/17
Date

Leonel Najera
Approved by

8/21/17
Date


Signature of Owner or Applicant

8/28/17
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.