





# 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: 1-6609

### 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: Monica Mata

Address: 1761 Mile 3 N.  
Mercedes

Phone: (956) 373-3234

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

Water Supplier: DAWS

Utility Provider: [ ] M.V.E.C. [  ] J.A.E.P.

Account/ESI No.: 10032789491724078  
[  ] Temporary Pole [ ] Permanent Service

regarding the land described as:

Linares Viejo Estates, Lot #3

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

- A plat has been prepared;
- 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;
- 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;
- 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;
- electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(Date approved 1-30-06);

(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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T.J. Arredondo, CFM  
Director of Planning

Application No: 1-6609

### 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: Monica Mata

Address: 1761 Mile 3 N  
Mercedes TX 78570

Phone: (956) 373-3234

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

Linares Viejo Estates, Lot #3

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

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

x Monica Mata  
Requesting Party (Signature)

5/7/18  
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:

5/8/18  
Date

[Signature]  
County Official

**CHARGE SIERRA TITLE**  
**STC/LS GF# 3173954**

**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 25, 2017

Grantor: JPO ENTERPRISES, INC., A TEXAS CORPORATION

Grantor's Mailing Address: P.O. Box 2127  
Elsa, Texas 78543  
Hidalgo County

Grantee: ABELARDO MATA, JR., and wife, MONICA MORENO MATA

Grantee's Mailing Address: 1761 Mile 3 N.  
Mercedes, Texas 78570  
Hidalgo County

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and a note of even date executed by Grantee and payable to the order of Grantor in the principal amount of TWENTY ONE THOUSAND SIX HUNDRED AND NO/100 DOLLARS (\$21,600.00). 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 JOHN ROBERT KING, Trustee.

Property (including any improvements):  
Lot 3, LINARES VIEJO ESTATES, an Addition to the City of Mercedes, Hidalgo County, Texas, according to the Plat or Map thereof recorded in Volume 49, Page 145, Map Records of Hidalgo County, Texas.

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

Right-of-Way Easement in favor of Central Power and Light Company as shown by instrument dated May 25, 1929, recorded in Volume 305, Page 318, Deed Records of Hidalgo County, Texas.

Right-of-Way Easement in favor of Central Power and Light Company as shown by instrument dated July 12, 1929, recorded in Volume 306, Page 350, Deed Records of Hidalgo County, Texas.

Right-of-Way Easement in favor of Hidalgo County as shown by instrument dated August 7, 1953, recorded in Volume 779, Page 168, Deed Records of Hidalgo County, Texas.

Right-of-Way Easement in favor of Hidalgo County as shown by instrument dated January 23, 1960, recorded in Volume 970, Page 476, Deed Records of Hidalgo County, Texas.

Right-of-Way Easement in favor of Magic Valley Electric Cooperative, Inc., a Texas Corporation as shown by instrument dated August 14, 1982, recorded in Volume 1797, Page 182, Deed Records of Hidalgo County, Texas.

Right-of-Way Easement in favor of North Alamo Water Supply Corporation as shown by instrument dated July 13, 1982, recorded in Volume 1792, Page 270, Deed Records of Hidalgo County, Texas.

**Easement and Right of Way executed by JPO Enterprises, Inc., a Texas corporation dated January 17, 2008, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on February 5, 2008, under Clerk's File No. 1853031.**

**A fifteen foot (15') North Alamo Water Supply Corp. Easement along the West side of subject property as shown on plat recorded in Volume 49, Page 145, Map Records of Hidalgo County, Texas.**

**A fifteen foot (15') Utility Easement along the West 15' feet of the East 30' feet of subject property as shown on plat recorded in Volume 49, Page 145, Map Records of Hidalgo County, Texas.**

**A fifteen foot (15') Swale Easement along the East side of subject property as shown on plat recorded in Volume 49, Page 145, Map Records of Hidalgo County, Texas.**

**Easements and Conditions as shown on the Map or Plat thereof, filed for record in Volume 49, Page 145, Map Records Hidalgo County, Texas.**

**Easements, rights, rules and regulations in favor of Hidalgo and Cameron Counties Irrigation District No. 9.**

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

**A fifty foot (50') Minimum Setback Line along the front of said property as shown on plat recorded in Volume 49, Page 145, Map Records of Hidalgo County, Texas.**

**A ten foot (10') Minimum Setback Line along the sides of said property as shown on plat recorded in Volume 49, Page 145, Map Records of Hidalgo County, Texas.**

**A twenty-five foot (25') Minimum Setback Line along the rear of said property as shown on plat recorded in Volume 49, Page 145, Map Records of Hidalgo County, Texas.**

**Oil and Gas Lease dated May 22, 2001, from Ricardo D. Guajardo and wife, Ignacia B. Guajardo to Suemaur Exploration & Production LLC, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on May 24, 2001, under Clerk's File No. 972855.**

**Oil and Gas Lease dated May 22, 2001, from Mario Guajardo and wife, Jesusa M. Guajardo to Suemaur Exploration & Production LLC, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on May 24, 2001, under Clerk's File No. 972856.**

**Oil and Gas Lease dated May 10, 2001, from Adriane Sue Landua to Suemaur Exploration & Production LLC, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on June 7, 2001, under Clerk's File No. 977153.**

**All oil, gas, and other minerals reserved in Deed recorded in Volume 1158, Page 414, Deed Records of Hidalgo County, Texas.**

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

**All ad valorem taxes for the year 2017 and all subsequent years.**

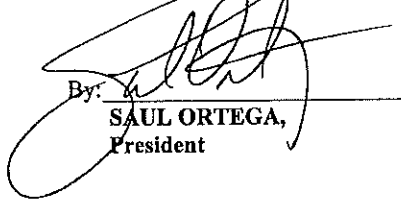
Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee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

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

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

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

**JPO ENTERPRISES, INC., A  
TEXAS CORPORATION**

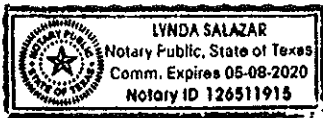
By:   
**SAUL ORTEGA,  
President**

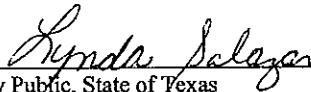
(Corporate Acknowledgement)

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 25 day of August, 2017, by SAUL ORTEGA, President of JPO ENTERPRISES, INC., A TEXAS CORPORATION, on behalf of said corporation.

(SEAL)



  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:  
ABELARDO MATA, JR.  
1761 Mile 3 N.  
Mercedes, Texas 78570

PREPARED IN THE LAW OFFICE OF:  
JOHN ROBERT KING  
3409 N. 10<sup>th</sup>, Suite 100  
McAllen, Texas 78501  
File No.: GF#3173954;VT/ch



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PLANNING DEPARTMENT

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Precinct No. 3 Substation  
2401 N. Moorefield Rd.  
Mission, Texas 78572  
Ph: 956-205-7045  
Fax: 956-205-7049

Permit No.: Permit 1-669  
Receipt No.: 002654  
L4468-00-000-0003-00

MATA ABELARDO JR & MONICA M

1761 MILE 3 N  
MERCEDES, TX 78570  
(956) 373-3234  
(956) 454-2026

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2595Sq.Ft.
- [5] Legal Description: LINARES VIEJO ESTATES LOT 3
- [6] Location: FM 491 & MILE 12 N.
- [7] Sewage: N/A
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$190400
- [10] Flood Zone: Zone X

Community Panel Number: 4803340450C  
Precinct: 1  
Certification of Elevation Required: No  
Setbacks: Front 25', Rear 30', Side 10', Side 10', Corner '  
Special Conditions: MUST COMPLY WITH ALL COUNTY  
SETBACKS & REGULATIONS  
Description: Permit 1-669  
Price: \$30.00

**Total Amount.....\$30.00**

Method of Payment: Cash  
Check/M.O.#:  
Payment: \$30.00  
Change Due: \$0.00  
Application: alyssa.ulloa  
Inspector: gilbert.pecina  
Receipt: alyssa.ulloa

Cashier

5/7/18  
Date

[NOTICE]

ALL SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE IN COMPLIANCE WITH THE SUBDIVISION PLAT AND/OR DEED RESTRICTIONS. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. NO MORE THAN ONE SINGLE FAMILY RESIDENCE PER LOT. APPLICANT SHALL COMPLY WITH ALL THE PLAT AND OR DEED RESTRICTIONS AND REQUIREMENTS AFFECTING THE LOT. APPLICANT ACKNOWLEDGES THAT NO FURTHER DIVISION OF THE DESCRIBED PROPERTY SHALL BE DONE WITHOUT FIRST PREPARING A SUBDIVISION PLAT IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES, TEXAS LOCAL GOVERNMENT CODE AND/OR TEXAS WATER DEVELOPMENT BOARD MODEL SUBDIVISION RULES. A CLEARANCE WILL NOT BE ISSUED FOR ANY PROPERTY LOCATED IN AN AREA DESIGNATED AS ZONE 'A', 'AE', 'AH' OR 'AO' UNTIL THE OWNER AND/OR CONTRACTOR HAS PROVIDED THE PLANNING DEPARTMENT A DEVELOPMENT PERMIT APPROVED BY THE COUNTY OF HIDALGO FLOOD PLAIN administrator INCLUDING AN ELEVATION CERTIFICATE REFLECTING THE PROPOSED FINISHED FLOOR ELEVATION FOR THE IMPROVEMENTS AND THE BASE FLOOD ELEVATION FOR THE PROPERTY. IN ADDITION, A FINAL CLEARANCE WILL NOT BE ISSUED UNTIL THE OWNER AND/OR CONTRACTOR HAS PROVIDED THE PLANNING DEPARTMENT A FINISHED FLOOR CONSTRUCTION ELEVATION CERTIFICATE CONFIRMING THAT ALL IMPROVEMENTS WERE CONSTRUCTED IN ACCORDANCE WITH THE TERMS OF THE INITIAL APPLICATION AND FLOOD PLAIN ADMINISTRATION DEVELOPMENT PERMIT. A SEPARATE PERMIT IS ALSO REQUIRED FOR INSTALLATION OF SEPTIC TANKS AND THE VERIFICATION THAT SEPTIC TANKS WERE INSTALLED IN COMPLIANCE WITH ALL LEGAL REQUIREMENTS. THIS APPLICATION IS SUBJECT TO CANCELLATION 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 ANY TIME AFTER WORK IS COMMENCED. APPLICANT/OWNER STATES THAT NO STRUCTURE EXISTS ON THIS TRACT OF LAND. IF FOUND IN VIOLATION APPROVED APPLICATION MAY BE REVOKED. APPROVED APPLICATION FEE SHALL BE DOUBLED FOR CONSTRUCTION COMMENCING AND/OR STRUCTURES MOVED IN PRIOR TO OBTAINING AN APPROVED APPLICATION. THE FORGOING IS A TRUE AND CORRECT DESCRIPTION OF THE IMPROVEMENTS CONTEMPLATED BY THE UNDERSIGNED APPLICANT, AND THE APPLICANT STATES THAT THE APPLICANT WILL HAVE FULL AUTHORITY OVER THE CONSTRUCTION OF SAME AND CONTRACTOR AND APPLICANT HEREBY AGREE TO COMPLY WITH ALL COUNTY REQUIREMENTS AND APPLICABLE PLAT AND/OR DEED RESTRICTIONS. APPLICANT AND CONTRACTOR HEREBY CERTIFY THAT EACH HAS 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 VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION. BY SIGNING THIS APPLICATION, APPLICANT AND CONTRACTOR AUTHORIZE REPRESENTATIVES OF THE COUNTY OF HIDALGO TO COME ON TO THE CONSTRUCTION SITE TO MONITOR CONTRACTOR'S AND APPLICANT'S COMPLIANCE WITH THE TERMS OF THE PERMIT AND THE COUNTY'S SUBDIVISION REGULATIONS. PLEASE CONTACT PLANNING DEPARTMENT 48 HOURS PRIOR TO POURING OF FOUNDATION FOR INSPECTION OF BUILDING SETBACKS FROM PROPERTY LINES AND FINISH FLOOR ELEVATION. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. BUILDING SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE MET PRIOR TO POURING FOUNDATION OR WHEN MOVING IN A STRUCTURE.

Signature of Owner or Applicant

5-7-18  
Date

