



PLANNING DEPARTMENT

Rev. 02-19-10

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

Raul E. Sesin, P.E., CFM
Planning Administrator

Application No: 1-9143

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: Valdez, Cynthia

Address: 9020 Vista Ridge
Elsa Edcouch TX 78538

Phone: 956-278-1821

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

Water Supplier: NAWSC

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

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

regarding the land described as:

Vista Ridge Acres lot # 49

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

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

- yes A plat has been prepared; (Date approved 8-06-12);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by Gilbert Pecuna);
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by [Signature]);
- No an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by [Signature]);
- yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by [Signature]);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

[Signature]
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST: _____
Hidalgo County Clerk

Date



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Precinct 2 3 4

Raul E. Sesin, P.E., CFM
Planning Administrator

Application No: 1-9143

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: Valdez, Cynthia
Address: 9020 Vista Ridge
Edcouch TX 78538
Phone: 956-278-1821

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

Vista Ridge Aeras lot# 49

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Cynthia Valdez
Requesting Party (Signature)

07-02-2012
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:

07/2/12
Date

[Signature]
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:
1-9143
Jul. 2, 2012

COUNTY OF HIDALGO
PLANNING DEPARTMENT
1902 JOE STEPHENS WESLACO TX 78596
TEL 968-4724 FAX 447-8612

V4348-00-000-0049-00

[1] OWNER: DE LEON, CRISTOBAL & CYNTHIA
VALDEZ
9025 VISTA RIDGE DR.
EDCOUCH, TX. 78538
Telephone No. 278-1821

[7] LEGAL DESC./NAME OF SUBDIVISION
VISTA RIDGE ACRES LOT 49

LOCATION: 0 N. 88 & VISTA RIDGE DR

[2] CONTRACTOR: SELF

[8] SEWAGE: EXIST

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: WOOD

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

[10] EST. COST OF CONST.: \$29,000


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

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: RES. ZONE X

Special Conditions: No construction allowed over any easements.
MUST COMPLY W/ALL COUNTY SETBACKS & REG
FRONT 25' REAR 80' SIDES 6' FINISH FLOOR ELEV.
18" ABOVE CENTERLINE OF STREET

FOR COUNTY USE ONLY
APPLICATION FEES


Prepared by _____ Date 07/2/12

OTHER _____
TOTAL AMOUNT \$30.00

Jonathan Iridra
Approved by _____ Date 6/26/12

Light [X] Water [X]

Cristobal & Cynthia Valdez
Signature of Owner or Applicant _____ Date 07-02-2012

Flood Zone: NO
Panel No. /Suffix: 0430C 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.

[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.

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

Date: January 25, 2010

Grantor: Jack McClelland
 Grantor's Mailing Address:
 2614 W. Freddy Gonzalez
 Edinburg, Texas 78539

Grantee: Cristobal De Leon and Cynthia Valdez

Grantee's Mailing Address (including county):
 141 S. 83rd. St.
 Edinburg, Texas 78539
 Hidalgo County, Texas

Consideration: Ten Dollars and other valuable consideration paid by Grantee to Grantor, the receipt of which is hereby acknowledged, and the further consideration of a note of even date that is in the principal amount of Twenty-Eight Thousand Dollars and No Cents (\$28,000.00), and is executed by Grantee, payable to the order of Grantor (the "Purchase Note"). The Purchase Note is secured by a vendor's lien retained in this deed and by a deed of trust of even date to Alan D. Monroe, Trustee.

Property (including any improvements):

Lot(s) 49, Vista Ridge Acres Subdivision, as shown by the map or plat thereof filed for record in the Office of the County Clerk of Hidalgo County, Texas under Clerk's File Number 2023079

Reservations from and Exceptions to Conveyance and Warranty:

1. A lien securing a promissory note (the "Prior Note"), dated May 20, 2009, payable to the order of First National Bank which is described in and secured by a Deed of Trust filed for record in the Office of the County Clerk of Hidalgo County, Texas under Clerk's Document Number 2004719. Grantor shall be obligated to obtain a release of the Property from all liens and security interests securing the Prior Note within 30 days of the date Grantee makes final payment on the Purchase Note;
2. Visible and apparent easements on or across the subject property;
3. Rights of parties in possession;
4. Easements, rights-of-way, and prescriptive rights, whether of record or not;
5. All recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property;
6. Rights of adjoining owners in any walls and fences situated on a common boundary;
7. Any discrepancies, conflicts, or shortages an area or boundary lines;
8. Any encroachments or overlapping of improvements;
9. All rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of any Water Improvement District, Irrigation District, or other applicable governmental district, agency, or authority;
10. Taxes for the current year and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership;
11. The prior reservation or conveyance of all oil, gas, and other minerals previously reserved or conveyed by any parties having the right to do so;
12. All Easements, restrictions, set back lines, drainage swale requirements, and other matters shown on the plat of Vista Ridge Acres Subdivision, as shown on the plat thereof filed for record in the Office of the County Clerk of Hidalgo County, Texas under Clerk's File Number 2023079; and
13. Subdivision Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas affecting the subject property.

SAVE AND EXCEPT, and there is hereby reserved unto Grantor, Grantor's successors and assigns, all oil, gas, and other minerals in, on, or under, or that may be produced from the Property, together with the right of ingress and egress at all times

for the purpose of mining, drilling, exploring, operating, and developing said Property for oil, gas, and/or other minerals and removing the same therefrom.

SAVE AND EXCEPT, and there is hereby reserved unto Grantor, Grantor's successors and assigns, (to the fullest extent permitted by law) all water rights and rights to water (whether riparian, appropriative or otherwise) presently appended or annexed to said property.

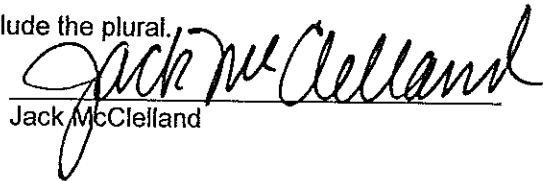
If the Property is subject to an existing Lease for oil and gas, or oil, gas and other minerals, Grantor is entitled to receive the royalties and other benefits that are associated with the Property and payable under the Lease.

Grantor, for the consideration and subject to the reservations from, and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty, when the claim is by, through, or under Grantor, but not otherwise.

By the acceptance of this Deed, Grantee is taking the Property "as is", "where is" and "with all faults", and without any representations or warranties whatsoever, express or implied, written or oral, it being the intention of Grantor and Grantee to expressly negate and exclude all representations and warranties, including, but not limited to (i) the physical condition of the property or any element thereof, including, without limitation, warranties related to suitability for habitation, merchantability or fitness for a particular purpose; (ii) the nature or quality of construction, structural design and engineering of any improvements; (iii) the quality of the labor and materials included in any improvements; (iv) the soil conditions; drainage or other conditions existing at the property with respect to any particular purpose, developmental potential or otherwise; (v) all warranties created by any affirmation of fact or promise or by any description of the property; and (vi) all other warranties and representations whatsoever, except the warranty of title expressly set forth herein.

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

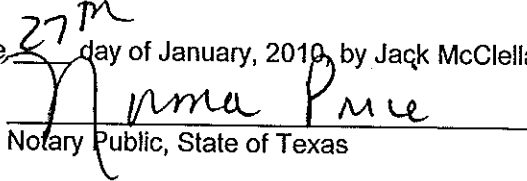
When the context requires, singular nouns and pronouns include the plural.

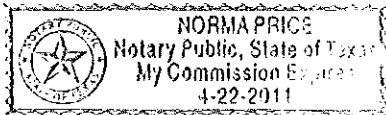

Jack McClelland

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 27th day of January, 2010, by Jack McClelland.


Notary Public, State of Texas





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956-205-7049

Precinct 1 2 3 4

Raul E. Sesin, P.E., CFM
Planning Administrator

Application No: 1-9141

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: Santos Martinez

Address: 1800 N Texas Blvd
APT 76

Weslaco TX. 78596

Phone: (956) 756 3939

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

Water Supplier: NAWS

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

Account/ESI No.: 200452-003
[] Temporary Pole [x] Permanent Service

regarding the land described as:

Jr. Ph. #2 lot #21

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 8-22-99);
 (verified by Gilbert Recina);
 (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. 02-19-10

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Precinct ① 2 3 4

Raul E. Sesin, P.E., CFM
Planning Administrator

Application No: 2-9191

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: Santos Martinez

Address: 1800 N. Texas Blvd

APT. 76 Weslaco TX. 78596

Phone: (956) 756 39-32

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

Jr. Ph #2 lot # 21

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Santos Martinez
Requesting Party (Signature)

07-02-12
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:

7/5/12
Date

[Signature]
County Official

NOTICE: 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 OR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER. CHAPTER 11 SEC. 11.008 PROPERTY CODE.

DEED OF TRUST

Date: February 8, 2011

Grantor: **SANTOS MARTINEZ AND WIFE EDUARDA RESENDIZ**

Grantor's mailing address: 1800 NORTH TEXAS BLVD APT 76
(including county): WESLACO, TEXAS 78596

Grantee: **HEBERTO GARZA**

Grantee's Mailing Address: P.O. Box 173
La Villa, Texas 78562

Note(s)

Date: Feb 8, 2011

Principal Amount: TWENTY-SIX THOUSAND TWO HUNDERED AND NO/100TH DOLLAR (\$26,000.00)

Annual Interest Rate on Unpaid Principal: Twelve Percent (12%) Maker: ---- ---Payee: **HEBERTO GARZA**
Final Maturity Date: As therein specified

Terms of Payment (optional): As therein provided

The principal amount of TWENTY SIX THOUSAND AND NO/100TH DOLLARS (\$26,000.00) with a SEVEN HUNDRED AND NO/100TH DOLLARS (\$300.00) leaving a balance of TWENTY FIVE THOUSAND SEVEN HUNDRED AND NO/100TH DOLLARS (\$25,700.00) shall be paid as follows: Principal and interest are payable in monthly installments of THREE HUNDRED DOLLARS (\$300.00) including in this payment is \$4.44 per month for security light (or more) each, on or before the 1st day of every month, beginning **MARCH 1, 2011**, and continuing regularly until the principal and interest have been paid. Interest will start accruing on **FEBRUARY 1, 2011** and will be calculated on the unpaid principal to the date of each payment. Payment will be credited first to the accrued interest and then to reduction of principal. Any payment ten (10) days late will have a 5% late fee charge of (\$13.44) will apply.

Property (including and improvements):

Property is described as follows to wit: LOT TWENTY-ONE (21) JR SUBDIVISION PHASE 2 as per map or plat thereof recorded in Volume 54, Page 69-71, of the Map Records in the Office of the County Clerk of Hidalgo County, Texas.

Other Exceptions to Conveyance and Warranty:

Subject to the Following:

1. Visible and apparent easements on or across the property herein described.
2. Standby fees and taxes for the year and subsequent years, and subsequent assessment for prior years due to change in land usage or ownership, which are assumed by Buyers.
3. Visible and apparent easements on or across property herein described

RESTRICTIONS:

1. Single residence lots.
2. No re-subdividing from original plat.
3. Home size must be at least 1000+square feet and must be built on site;
4. Mobile homes shall be new or no more than 10 (10) years old with skirting;
5. No business structures-strictly residential
6. Lots will be kept clean and free of junked vehicles;
7. No farm animals such as cows, horses, goats, pigs, etc. will be allowed on property;
8. Streets and alley ways shall remain free of disabled vehicles; and
9. Unusable appliances will not be kept on lots, streets, or alleys;
10. FLOOD ZONE AREA: Elevation Certificate required by Hidalgo County.

For the value received and to secure payment of the note Grantor warrants and agrees to defend the title to the property. If Grantor performs all the covenants and pays the note according to its terms, this Deed of Trust shall have no further effect, and Beneficiary shall release it at Grantor's expense.

Grantor's Obligations

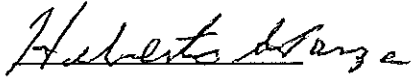
Grantor agrees to:

1. Keep the property in good repair and condition
2. Pay all taxes and assessments on the property when due;
3. Preserve the lien's priority as it is established in its warranty deed;
4. Maintain, in form acceptable to Beneficiary, an insurance policy that:
 - a. Covers all improvements for their full insurable value as determined when the policy is issued and renewed, unless Beneficiary approves a smaller amount in writing;
 - b. Contains an 80% coinsurance clause;
 - c. Provides fire and extended coverage, including windstorm coverage;
 - d. Protects Beneficiary with a standard mortgage clause;
 - e. Provides flood insurance at any time the property is in a flood hazard area; and

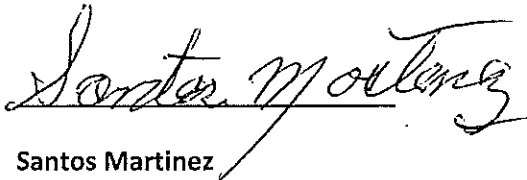
The debt evidence by the note is in part payment of the purchase price of the property:

The debt is secured by this Deed of Trust and by a Vendor's lien on the property, which is expressly retained in a added to Grantor of even date. Beneficiary may elect to foreclose under both. The Warranty Deed with vendor's lien is incorporated into this Deed of Trust.

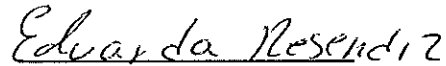
- It has been agreed by Mr. Heberto Garza, Seller that this property is being taken over by Payment have been made and will continue to be made by----- until paid in full. The transfer will take place at this time.



Heberto Garza



Santos Martinez



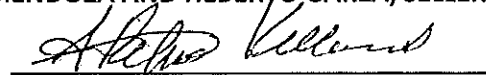
Eduarda Resendiz

Acknowledgement

STATE OF TEXAS

COUNTY OF HIDALGO

This instrument was Acknowledged before me on this the 8th day of February 8, 2011 by JOE CASTILLO , MARIA DE LEON, NOE CASTILLO JR. ERICA MENDOZA AND HEBERTO GARZA, SELLER

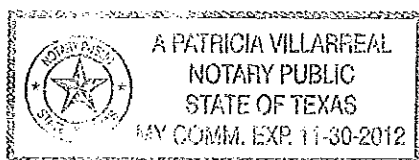


Notary Public State of Texas

Notary's name (Printed)

A. PATRICIA VILLARREAL

Notary's Commission expires Nov. 30, 2012



Chapter 232 Texas LGC Application

APPLICATION NO:

1-9141

Jul. 2, 2012

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

J1839-02-000-0021-00

[1] OWNER: MARTINEZ, SANTOS & EDUARDA
RESENDIZ
180 N. TX. BLVD. APT 76
WESLACO, TX. 78596

[7] LEGAL DESC./NAME OF SUBDIVISION
JR #2 LOT 21

Telephone No. 472-1021

LOCATION: 0 MILE 12 1/2 & MILE 2

[2] CONTRACTOR: SELF

[8] SEWAGE: EXIST

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: WOOD

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

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

[5] SIZE OF STRUCTURE: 1,097 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: RES. ZONE AE

Special Conditions: No construction allowed over any easements.
MUST COMPLY W/ALL COUNTY SETBACKS & REG
FRONT 25' REAR 15' SIDES 6' FINISH FLOOR ELEV.
B.F.E 60.00

FOR COUNTY USE ONLY APPLICATION FEES



Prepared by

7/2/12

Date

OTHER _____
TOTAL AMOUNT \$30.00

Light [X] Water [X]

Jonathan Isidro

Approved by


7/13/12

Date

Flood Zone: MI
Panel No. /Suffix: 0450C Pct: 1

Community No.: 480334

Certification of Elevation
Required: YES NO BFE



Signature of Owner, or Applicant

X

Date

- 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.

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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.