



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: 1-9219

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: Guadalupe Estrada/c.o

Name: Flora Weaver ←

Address: 515 Kirby Dr.
Donna, Tx 78537

Phone: 956-464-7297

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

Walton Farms lot#5 Blk#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

Guadalupe Estrada
Requesting Party (Signature)

7/27/12
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:

8-1-12
Date

[Signature]
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:

1-9219

Jul. 27, 2012

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

W0600-95-003-0005-00

[1] OWNER: GUADALUPE ESTRADA
FLORA WEAVER
515 KRIBY DR DONNA TX

[7] LEGAL DESC./NAME OF SUBDIVISION
WALSTON FRAMS LOT 5 BLK 3

Telephone No. 464-7797

LOCATION: 0

[2] CONTRACTOR: SELF

[8] SEWAGE: EXIST

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: META

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

[10] EST. COST OF CONST.: \$5,000

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

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: RES C-44

Special Conditions: No construction allowed over any easements.
MUST COMPLY WITH ALL COUTNY SETBACKS & REGULATINS
FRNT 25'; REA 15' SIDES6'
FINISH FLOR ELEV 18" ABOVE CENTER LINE OF ST

FOR COUNTY USE ONLY APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$30.00

Light Water

Flood Zone: NO
Panel No. /Suffix: 0625L Pct: 0

Community No.: 760330

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.

Ann fts 7-27-12
Prepared by Date

Approved by Date

X Flora Weaver 7/27/12
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.

1244
95

Doc

16036

DEED

2.50

THE STATE OF TEXAS

COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS:

THAT we, HARRY E. MUDGE and wife, RILLA S. MUDGE,

of Hidalgo County, Texas, in consideration of the sum of
TEN and no/100 ----- DOLLARS (\$ 10.00),
and other good and valuable consideration,

to said grantors in hand paid by the grantees hereinafter named, the receipt of which is hereby
acknowledged, have GRANTED, SOLD and CONVEYED and by these presents do GRANT, SELL
and CONVEY unto MARCELINO ESTRADA and wife, GUADALUPE ESTRADA,

of Hidalgo County, Texas, all that certain property situated in Hidalgo

County, Texas, described as follows, to-wit:

All of Lot No. Five (5), in Block No. Three (3) of Walston Farms
Subdivision, an addition to the City of Donna, Hidalgo County, Texas,
as shown on the map or plat thereof which is recorded in Book 14, pg.
18 of the Map Records of Hidalgo County, Texas; LESS AND EXCEPT all
of the oil, gas and other minerals in and under said land.

This conveyance is made subject to the following:

1. Easements, rules, regulations, rights and liens in favor of Donna Irrigation District, Hidalgo County No. One, and all visible easements.
2. Oil, Gas and Mineral Lease from Ella Allan, et al, to Charles C. Almy dated February 23, 1958, recorded in Vol. 212, pg. 372 Oil and Gas Records, Hidalgo County, Texas.
3. Grantees herein assume and agree to pay all taxes assessed against the property herein conveyed for the year 1970 and subsequent years.

TO HAVE AND TO HOLD the said premises, together with all rights, hereditaments and appurtenances thereto belonging, unto the said grantees above named, their heirs and assigns forever. And we do hereby bind ourselves, ^{our} heirs, executors and administrators to WARRANT AND FOREVER DEFEND the title to said property unto the said grantees above named, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

EXECUTED this 29th day of October, A.D. 1969.

 Harry E. Mudge
 Harry E. Mudge
 Rilla S. Mudge
 Rilla S. Mudge

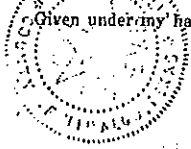
DEED

STATE OF TEXAS
COUNTY OF HIDALGO

Before me, the undersigned authority, on this day personally appeared
HARRY E. MUDGE and wife, RILLA S. MUDGE,

known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this 30th day of October, 1969,



Catherine Seber
Notary Public Hidalgo County, Texas.
CATHERINE SEBER
NOTARY PUBLIC IN & FOR
HIDALGO COUNTY, TEXAS

FORM 1220 FRED F. HUNTER, GALVESTON, TEXAS

General Warranty Deed

HARRY E. MUDGE, ET UX

TO

MARCELINO ESTRADA, ET UX

FILED FOR RECORD THIS L-11-
At 8:44 o'clock P.M.

OCT 31 1969

SUZANNE SALDANA
Notary Public
[Signature]
Deputy

Return to: *Harry E. Mudge*
Bonham Box 104693

ck# 12817



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 2 3 4

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

Application No: 1-9172

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: Manuela Denise Rivas

Address: 4468 Pedro Martinez
Mercedes, TX 78570

Phone: 956-373-2015

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

Water Supplier: Military water supply

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

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

regarding the land described as:

Rio Rico Acres East. lot #22

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 02-24-04);
- Yes A plat has been reviewed and approved by the Commissioners Court; (verified by Gilbert Pecina);
- 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



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: 1-9172

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: Manuela Denise Rivas
Address: 4468 Pedro Martinez
Mercedes TX 78570
Phone: 373 2015

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

Bio Rica Acres East. lot# 22

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Manuela D Rivas
Requesting Party (Signature)

7/25/12
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:

8/1/12
Date

[Signature]
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:

1-9172

Jul. 11, 2012

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

R3118-00-000-0022-00

[1] OWNER: RIVAS, SANTIAGO III
RIVAS, MANUELA D.
4468 PEDRO MARTINEZ ST.
MERCEDDES TX 78570

[7] LEGAL DESC./NAME OF SUBDIVISION
RIO RICO ACRES EAST
LOT 22

Telephone No.

LOCATION: 0 MILE 4 & FM 491

[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.: \$183,000

[5] SIZE OF STRUCTURE: 3,330 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
NO

[6] USE OF BUILDING: RES. ZONE C-25

Special Conditions: No construction allowed over any easements.
MUST CUMPLY WITH ALL COUNTY SETBACKS & REGULAITONS
SETBACKS FRONT:40' REAR:95' SIDES:10'
MIN. ELEV. ABOVE TOP OF PAVEMENT 18"

FOR COUNTY USE ONLY
APPLICATION FEES

OTHER
TOTAL AMOUNT \$30.00

Light [X] Water [X]

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

Community No.:

Certification of Elevation
Required: YES NO BFE

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

Prepared by Date

Approved by Date

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.

Doc-2114813

EDWARDS ABSTRACT
 GF # 76-1922 mra

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

Date: June 25, 2010

Grantor: MARIA E.C. WALLACE and LINDA M. WALLACE

Grantor's Mailing Address (including county): 1633 S. Ohio Ave.
 Mercedes, Texas 78570
 Hidalgo County, Texas

Grantee: SANTIAGO RIVAS III and MANUELA D. RIVAS

Grantee's Mailing Address (including county): 4468 Pedro Martinez St.
 Mercedes, Texas 78570
 Hidalgo County, Texas

Consideration: Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged.

Property (including any improvements):

Lot Twenty-two (22), RIO RICO ACRES EAST SUBDIVISION, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 44, Pages 125-127, Map Records, Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

Restrictive covenants recorded in DOCUMENT NO. 1313891, OFFICIAL RECORDS, AND VOLUME 44, PAGE 125, MAP RECORDS, HIDALGO COUNTY, TEXAS.

An undivided ½ interest in all oil, gas, and other minerals on, in, under, or that be produced from the subject property as set forth in instrument dated September 1, 1962, recorded in Volume 1044, Page 588, Deed Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas, and Mineral Leases dated May 29, 1938, recorded in Volume 19, Page 181, dated March 4, 1941, recorded in Volume 44, Page 421, dated October 12, 1951, recorded in Volume 120, Page 417, dated October 6, 1959, recorded in Volume 243, Page 576, dated June 1, 1971, recorded in Volume 333, Page 666, dated June 7, 1976, recorded in Volume 359, Page 560, dated June 2, 1976, recorded in Volume 361, Page 101 and dated November 20, 1981, recorded in Volume 413, Page 507, Oil and Gas Records, Hidalgo County, Texas, and subsequent transfers

Warranty Deed
 Page 1

Doc-2114813

thereof.

Oil, Gas, and Mineral Lease dated January 14, 2000, recorded under Clerk's File No. 850960, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Easement and/or other rights, if any, as set forth in Warranty Deed dated March 8, 1907, recorded in Volume P, Page 367, Deed Records, Hidalgo County, Texas.

Easement and/or other rights, if any, as set forth in untitled instrument dated February 24, 1949, recorded in Volume 658, Page 113, Deed Records, Hidalgo County, Texas.

Conveyance of Pipeline and Rights of Way dated December 30, 1958, recorded in Volume 933, Page 344, Deed Records, Hidalgo County, Texas.

Easements, Rules, Regulations and Rights in favor of Hidalgo & Cameron Counties Irrigation District No. 9.

Minimum floor elevation; fifty foot (50') minimum setback line along the front; ninety-four and five tenths foot (94.5') minimum setback line along the rear; ten foot (10') minimum setback line along the rear; fifty foot (50') gas line easement along the rear and fifteen foot (15') North Alamo Water Supply Corporation easement along the front; as per map or plat recorded in Volume 44, Page 125, Map Records, Hidalgo County, Texas.

Taxes for the year 2010 and 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.

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


MARIA E.C. WALLACE

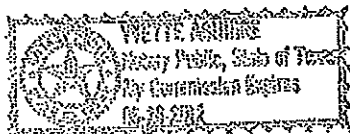

LINDA M. WALLACE

Doc-2114813

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 25th of June,
2010, by MARIA E.C. WALLACE.

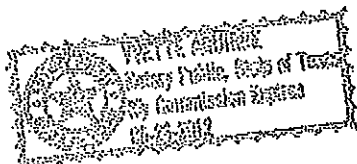


[Signature]
Notary Public, State of Texas

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 25th of June,
2010, by LINDA M. WALLACE.



[Signature]
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
SANTIAGO RIVAS III
MANUELA D. RIVAS
4468 Pedro Martinez St
Mercedes, Texas 78570

PREPARED BY:
Lewis, Monroe & Peña
Attorneys At Law
3111 W. Freddy Gonzalez Drive
Edinburg, Texas 78539
C/F#: 764922; YA:cam

Warranty Deed
Page 3



PLANNING DEPARTMENT

County of Hidalgo

Rev. 02-19-10

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: 1-9168

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: Rob/fo S. Vela

Address: 17602 Campana L.P.
Elsa, TX 78543

Phone: (956) 393-8628

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 1</u>	<u>1561</u> <u>7 125/12</u>

Water Supplier: WAWWS

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

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

regarding the land described as:

Campana ph. #2 lot #1 BIK #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; (Date approved 04-13-04);
- Yes A plat has been reviewed and approved by the Commissioners Court; (verified by Gilbert Reiner);
- 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 _____);
- 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 _____);
- 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 _____);
- Yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by _____);

[Signature]
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



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: 1-9168

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: Rodolfo S. Vela
Address: 17602 Campana Ln.
Elsa, TX 78543
Phone: (956) 393-8628

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

Campana ph. # 2 lot # 1 BIK # 2

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] 7/25/12
Requesting Party (Signature) 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:

8/1/12
Date

[Signature]
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:
1-9168
Jul. 10, 2012

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

C0740-02-002-0001-00

[1] OWNER: VELA, RODOLFO S.
VELA, CYNTHIA
412 W. RICKY CROSS LAND
ELSA TX 78543-1822

[7] LEGAL DESC./NAME OF SUBDIVISION
CAMPANA PH 2 LOT 1 BLK 2

Telephone No. 393-8628

LOCATION: 0 FM 88 & MILE 15 1/2

[2] CONTRACTOR: SELF

[8] SEWAGE: EXIST

[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.: \$141,000

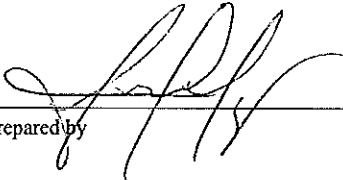
[5] SIZE OF STRUCTURE: 3,543 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: REST ZONE X-25

Special Conditions: No construction allowed over any easements.
MUST CUMPLY WITH ALL COUNTY SETBACKS & REGULATIONS
SETBACKS FRONT:25' REAR:35' SIDE:10' CORNER S:15'
MIN. ELEV. ABOVE TOP OF CURB 18"

FOR COUNTY USE ONLY
APPLICATION FEES

Prepared by 

Date 7/10/12

OTHER _____
TOTAL AMOUNT \$30.00

Light [X] Water [X]

Flood Zone: NO
Panel No. /Suffix: _____ Pct: 1

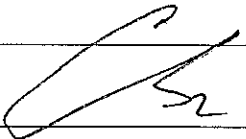
Community No.: 480334

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.

Approved by JONATHAN URIBE

Date 6/20/12

Signature of Owner or Applicant 

Date 7-10-12

[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.

Hidalgo County Health Department

Environmental Health Division

APPLICATION FOR ON-SITE SEWERAGE FACILITY NEW CONSTRUCTION AND MODIFICATION

- NEW INSTALLATION
 MODIFICATION

1561
RECEIPT NO.
11-21-12
DATE
145
AMOUNT

TNRCC Region: _____

County of Installation: _____

- PROPERTY OWNER'S NAME: Hidalgo County Health
- PERMANENT MAILING ADDRESS: Box 99, 4 15 1/2
- TELEPHONE NO. DURING DAY: () _____
- SITE ADDRESS: Box 99, 4 15 1/2
- PROPERTY DESCRIPTION: Lot 1 Size _____ Block 2 Sec. _____ Date 7-29-12
and legal description (attached) SUBDIVISION Country Club
OTHER THAN SUBDIVISION: Acreage _____ Survey _____
- SOURCE OF WATER: Private Well Public Water Supply W. H. W. S.
- SINGLE FAMILY RESIDENCE: No. of Bedrooms 3 Living Area (sq. ft.) 1,100
- COMMERCIAL/INSTITUTIONAL (including multi-family residences) TYPE Residential
NO. OF EMPLOYEES/OCCUPANTS/UNITS: _____ DAYS OCCUPIED PER WEEK: _____
SITE EVALUATOR: W. H. W. S. CERTIFICATION NO. 059756
PHONE NO. 774-3107
- IS AN ORGANIZED SEWERAGE COLLECTION WITHIN 300 FEET? YES NO
- DESIGNER: W. H. W. S. LICENSE NO.: 24066
PHONE NO. 774-7638
- INSTALLER: W. H. W. S. REGISTRATION NO.: 1800
PHONE NO. 774-7638

I certify that the above statements are true and correct to the best of my knowledge. Authorization is hereby give: to the Hidalgo County Health Department enter upon the above described private property for the purpose of lot evaluation and inspection of on-site sewerage facilities. I understand that the approval of this application constitutes authorization for construction of the on-site sewerage facility and that a permit to operate the facility will be granted following successful inspection of the installed system which indicates that the system was installed in compliance with (TNRCC ON-SITE SEWERAGE FACILITY RULES, TAC 30, CHAPTER 285).

(SIGNATURE OF OWNER) 7-29-12
DATE

Recorded On: 2007-Jun-03 At: 17:02:35

CHARGE SIERRA TITLE
STOCK # 002561

WARRANTY DEED WITH VENDOR'S LIEN

1704735

Date: December 8, 2006

Grantor: ROY A. GARCIA and wife, EMERALDA H. GARCIA

Grantor's Mailing Address: P.O. Box 1822
Elsa, Texas 78543
Hidalgo County

Grantee: RODOLFO SANTOS VELA and wife, CYNTHIA VELA

Grantee's Mailing Address: P.O. Box 1372
Elsa, Texas 78543
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 TWENTY-SEVEN THOUSAND and NO/100THS DOLLARS (\$27,000.00) payable to the order of FIRST NATIONAL BANK, 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 to the extent of \$27,000.00, and is additionally secured by a Deed of Trust of even date herewith to MICHAEL V. McCARTHY, Trustee.

Property (including any improvements):

Lot 1, Block 2, CAMPANA SUBDIVISION PHASE II, an Addition to the City of Elsa, Hidalgo County, Texas, according to map thereof recorded in Volume 45, Page 24, Map records of Hidalgo County, Texas.

Other Exceptions to Conveyance and Warranty:

1. Restrictions as shown in Deed filed for record in the Office of the County Clerk of Hidalgo County, Texas, on July 12, 2004.
2. Right-of-Way Easement dated March 11, 1955, from John Lewie Hoyt and wife, Jewell Ruth Hoyt to Central Power and Light Company, recorded in Volume 823, Page 83, Deed Records of Hidalgo County, Texas. Right-of-Way Easement dated March 14, 1955, from John Lewie Hoyt and wife, Jewell Ruth Hoyt to the State of Texas, recorded in Volume 823, Page 81, Deed Records of Hidalgo County, Texas.
3. Right-of-Way Easement dated August 29, 1969, from John Lewie Hoyt to North Alamo Water Supply Corporation, recorded in Volume 1260, Page 699, Deed Records of Hidalgo County, Texas.
4. A seven and a half foot (7.5') Utility Easement along the rear of subject property as shown on plat recorded in Volume 45, Page 24, Map Records of Hidalgo County, Texas.
5. Easements, rights, rules, and regulations in favor of Hidalgo and Cameron Counties Irrigation District No. 9.

Recorded On: 2007-12-03 At: 17:04:35

6. A twenty-five foot (25') Minimum Setback Line along the front of said property as shown on plat recorded in Volume 45, Page 24, Map Records of Hidalgo County, Texas.
7. A twenty-five foot (25') Minimum Setback Line along the rear of said property as shown on plat recorded in Volume 45, Page 24, Map Records of Hidalgo County, Texas.
8. A ten foot (10') Minimum Setback Line along the sides of said property as shown on plat recorded in Volume 45, Page 24, Map Records of Hidalgo County, Texas.
9. Oil and gas Lease dated November 22, 1946, from John Lewis Hoyt and wife, Jewell Ruth to The Chicago Corporation, recorded in Volume 71, Page 29, Oil and Gas Lease Records of Hidalgo County, Texas.
10. Oil and Gas Lease dated October 29, 1997, from Jimmie M. Hoyt to Trinity Royalty Company filed for record in the Office of the County Clerk of Hidalgo County, Texas, on June 19, 2002, under Clerk's File No. 650136.
11. Oil and Gas Lease dated December 1, 2000, from Katherine Peay Hoyt to Coastal Oil and Gas USA, L.P., filed for record in the Office of the County Clerk of Hidalgo County, Texas, on January 31, 2001, under Clerk's File No. 939588.
12. Non-Drilling Agreement dated January 18, 1973, recorded in Volume 1349, Page 979, Deed Records of Hidalgo County, Texas.
13. All oil, gas, and other minerals reserved in Deed dated January 18, 1973, recorded in Volume 1349, Page 979, Deed Records of Hidalgo County, Texas.
14. Taxes for 2007 and subsequent years, the payment of which Grantee assumes.

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.

FIRST NATIONAL BANK, 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 described. The vendor's lien and the superior title to the Property are retained to the extent \$27,000.00 for the benefit of FIRST NATIONAL BANK, and are transferred to FIRST NATIONAL BANK, without recourse on Grantor.

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.

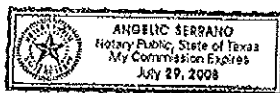
When the context requires, singular nouns and pronouns include the plural.

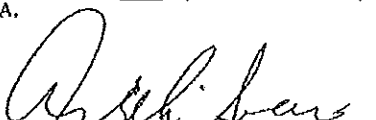

 ROY A. GARCIA


 ESMERALDA H. GARCIA

STATE OF TEXAS § (Acknowledgment)

This instrument was acknowledged before me on this the 8 day of December, 2006, by ROY A. GARCIA and ESMERALDA H. GARCIA.




 NOTARY PUBLIC, STATE OF TEXAS



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: 1-9221

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: Anselmo Espitia

Address: 208 Norte Libertad
Weslaco Tx.
78596

Phone: (956) 332-7443

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

Water Supplier: NAPWSC

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 # 34

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 8-06-09);

(verified by Gilbert Pluma);

(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. 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 1234

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

Application No: 1-9221

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: Anselmo Espitia
Address: 208 Norte Libertad
Weslaco Tx
Phone: (956) 332-7443

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

Vista Ridge Acres lot #30

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Anselmo Espitia
Requesting Party (Signature)

7/30/12
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:

8/1/12
Date

[Signature]
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:

1-9221

Jul. 30, 2012

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

V4348-00-000-0036-00

[1] OWNER: ESPITIA, ANSELMO
ESPITIA, MARIA E.
208 N. LIBERTAD
WESLACO TX 78596
Telephone No. 223-7443

[7] LEGAL DESC./NAME OF SUBDIVISION
VISTA RIDGE ACRES LOT 36

LOCATION: 0 FM 88 & MILE 19

[2] CONTRACTOR: SELF

[8] SEWAGE: EXIST.

[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.: \$5,000

[5] SIZE OF STRUCTURE: 1,080 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: REST. ZONE X-25

Special Conditions: No construction allowed over any easements.

MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS
SETBACKS FRONT:25' REAR:55' SIDES:6'
MIN. ELEV. ABOVE TOP OF CENTERLINE OF ST. 18"

FOR COUNTY USE ONLY
APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$30.00

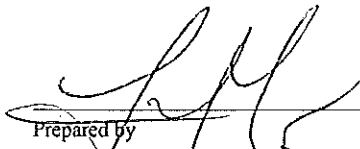
Light [X] Water [X]

Flood Zone: NO
Panel No./Suffix: 03500 Pct: 0

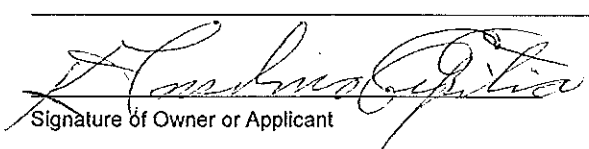
Community No.: 480334

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 _____ Date 7/30/12


Approved by _____ Date 7/27/12


Signature of Owner or Applicant _____ Date 7/30/12

[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.

DEED OF TRUST

Date: July 2, 2012

Grantor: Anselmo Espitia and Maria Elena Espitia
Grantor's Mailing Address (including county):
8733 Vista Ridge Drive
Monte Alto, Texas 78538
Hidalgo County, Texas

Trustee: Alan D. Monroe
Trustee's Mailing Address (including county):
3111 W. Freddy Gonzalez
Edinburg, Texas 78539
Hidalgo County, Texas

Beneficiary: Jack McClelland
Beneficiary's Mailing Address:

2614 W. Freddy Gonzalez
Edinburg, Texas 78539

Note:

Date: July 2, 2012
Amount: Thirty-Two Thousand and 0/100 Dollars (\$32,000.00)
Maker: Anselmo Espitia and Maria Elena Espitia

Payee: Jack McClelland

Property (including any improvements):

Lot(s) 36, 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

For value received and to secure payment of the note, Grantor conveys the property to Trustee in trust. Grantor warrants and agrees to defend 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 and Beneficiary covenant and agree as follows:

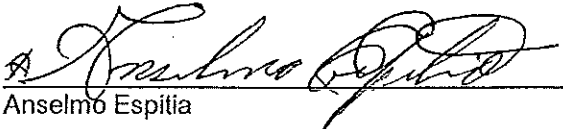
1. Payment. Grantor shall pay when due the principal of, and interest on, the debt evidenced by the Note and any prepayment charges and late charges due under the Note. Payments due under the Note and this Deed of Trust shall be made in U.S. currency. However, if any check or other instrument received by Beneficiary as payment under the Note or this Deed of Trust is returned to Beneficiary unpaid, Beneficiary may require that any or all subsequent payments due under the Note and this Deed of Trust be made in one or more of the following forms, as selected by Beneficiary: (a) cash; (b) money order; (c) certified check, bank check, treasurer's check or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality, or entity; or (d) Electronic Funds Transfer.

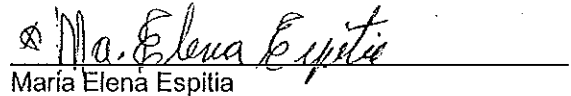
Payments are deemed received by Beneficiary when received at the location designated in the Note or at such other location as may be designated by Beneficiary. Beneficiary may return any payment or partial payment if the payment or partial payments are insufficient to bring the Note current. Beneficiary may accept any payment or partial payment insufficient to bring the Note current, without it constituting a waiver of any rights hereunder or prejudice to its rights to refuse such payment or partial payments in the future, but Beneficiary is not obligated to apply such payments at the time such payments are accepted. Beneficiary need not pay interest on unapplied funds. Beneficiary may hold such unapplied funds until Grantor makes payment to bring the Loan current. If Grantor does not do so within a reasonable

f. As part of the consideration for the execution of this Agreement, Grantor, Grantor's successors and assigns, shall indemnify and hold harmless Beneficiary, its successors and assigns, and its officers, directors, controlling persons (if any), employees, stockholders, and agents, for any losses suffered by virtue of the following: all suits, actions, claims, losses, damages, injuries, and liabilities of any character, type or description accruing, brought or made for or on account of any injuries or damages received or sustained by any person or persons or other entity or property arising out of or occasioned by the deceptive, fraudulent, or ordinary or grossly negligent acts or omissions of Grantor, or any other type of litigation involving Grantor.

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

BY SIGNING BELOW, Grantor accepts and agrees to the terms and covenants contained in this Deed of Trust.

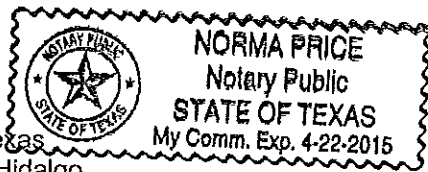

Anselmo Espitia


Maria Elena Espitia

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 3rd day of July, 2012, by Anselmo Espitia .

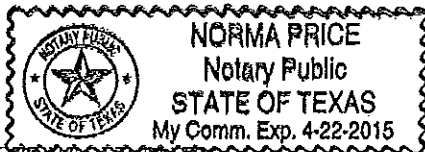


State of Texas
County of Hidalgo


Notary Public, State of Texas

(Acknowledgment)

This instrument was acknowledged before me on the 3rd day of July, 2012, by Maria Elena Espitia .



AFTER RECORDING RETURN TO:

Jack McClelland
2614 W. Freddy Gonzalez
Edinburg, Texas 78539

Software by ReMerge-It, LLC
(956) 630-9401
www.ReMerge-It.com

