	PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS	
	APPLICANT	APPLICATION NO.
1.	Gilberto Davila	4-9472
	COMM. COURT: November 27, 2012	

Rev. 02-19-10

PLANNING DEPARTMENT

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

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

Precinct 1 2 3 4

Application No: 4-9472

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:

Approved by Environmental Health:	Temporary Service	Final Service
	—	[signature]
	Authorized Signature	Authorized Signature
Inspection/Permit No:		50255
Date Approved:	/ /	11/19/12

Name: GILBERTO DAVILA

Address: 2912 FABULOUS DR
EDINBURG, TX
78539

Phone: (956) 570-7692

Water Supplier: N.A.W.S.

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

Account/ESI No.: 269024001

[ ] Temporary Pole [✓] Permanent Service

regarding the land described as: Bally's Est. lot #70,

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; (Date approved 11-30-04);

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] 11/19/12);

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] 11/19/12);

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

County of Hidalgo

Rev. 02-19-10

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

Precinct 1 2 3 (4)

Application No: 4-9472

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: GILBERTO DAVILA

Address: 2912 FABULOUS

Phone: (956) 570-7692

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

Bally's Est. Lot #70

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Gilberto Davila — Requesting Party (Signature)

03/22/2012 — Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

✓ Deed
_____ Executory Contract
_____ Lease
_____ Rent Receipt
_____ Affidavit
_____ Other (describe) PMT

This part to be filled out by receiving county official:

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

11/20/12
Date

County Official

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 FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

RE: Lot Seventy (70), Bally's Estates Subdivision, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 47, Page 4, Map Records of Hidalgo County, Texas.

DEED OF TRUST

1.	Date:		April 18, 2006
2.	Grantor:		GILBERTO DAVILA
3.	Grantor's Mailing Address:		1930 Orchard, Edinburg, Hidalgo County, Texas 78539
4.	Trustee:		David Crook
5.	Trustee's Mailing Address:		100 Savannah, Suite 380, McAllen, Hidalgo County, Texas 78501
6.	Beneficiary:		Garco, Ltd., A Texas Limited Partnership
7.	Beneficiary's Mailing Address:		3910 W. Freddy Gonzalez Drive, Edinburg, Hidalgo County, Texas 78539
8.	Note:		
	A.	Date:	April 18, 2006
	B.	Amount:	SEVENTEEN THOUSAND FOUR HUNDRED AND NO/100THS DOLLARS($17,400.00)
	C.	Maker:	GILBERTO DAVILA
	D.	Payee:	GARCO, LTD, A Texas Limited Partnership
	E.	Maturity Date:	As therein provided in the Note
	F.	Terms of Payment:	As provided in the Note.

9. Property: Lot Seventy (70), Bally's Estates Subdivision, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 47, Page 4, Map Records of Hidalgo County, Texas;

10. Prior Lien: Deed of Trust recorded under Document No. 1351962 , Official Records, Hidalgo County, Texas

11. Other Exceptions to Conveyance and Warranty: See Exhibit "A".

12. 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.

13. Grantor's Obligations: Grantor agrees to:

A. keep the property in good repair and condition;
B. pay all taxes and assessments on the property when due;
C. preserve the lien's priority as it is established in this deed of trust;
D. maintain, in a form acceptable to Beneficiary, an insurance policy that:

RE: Lot Seventy (70), Bally's Estates Subdivision, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 47, Page 4, Map Records of Hidalgo County, Texas.

refunded. On any acceleration or required or permitted prepayment, any such excess shall be canceled automatically as of the acceleration or prepayment or, if already paid, credited on the principal of the debt or, if the principal of the debt has been paid, refunded. This provision overrides other provisions in this and all other instruments concerning the debt.

H. When the context requires, singular nouns and pronouns include the plural.
I. The term "note" includes all sums secured by this deed of trust.
J. This deed of trust shall bind, inure to the benefit of, and be exercised by successors in interest of all parties..
K. If Grantor and Maker are not the same person, the term "Grantor" shall include Maker.
L. Grantor represents that this deed of trust and the note are given for the following purposes:

17. Purpose of Debt: The debt evidenced 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 Deed to Grantor even date. This Deed of Trust does not waive the vendor's lien, and the two liens and the rights created by this instrument shall be cumulative. Beneficiary may elect to foreclose under either of the liens without waiving the other or may foreclose under both. The deed is incorporated into this Deed of Trust.

18. Due on Sale Clause: Any sale or conveyance or transfer is made of all or any portion of the property without prior written consent of beneficiary, then beneficiary may, at its election, accelerate the maturity of the note and demand full payment of the balance of all principal and interest remaining due thereon.

19. Signatures of Grantors:

Gilberto Davila
GILBERTO DAVILA

The State of Texas

(Acknowledgment)

County of Hidalgo

This instrument was acknowledged before me on the 18th day of April, 2006, by GILBERTO DAVILA.

YOLANDA FLORES
Notary Public
STATE OF TEXAS
My Comm. Exp. 07-31-2008
SEAL

Yolanda Flores
Notary Public, State of Texas
My commission Expires: 7-31-2008

After Recording Return To: Garco, Ltd, 3910 W. Freddy Gonzalez, Edinburg, Texas 78539

Chapter 232 Texas LGC Application

APPLICATION NO:
4-9472
Mar. 22, 2010

COUNTY OF HIDALGO
PLANNING DEPARTMENT
1304 S. 25th Ave EDINBURG TX 78539
TEL 318-2840 FAX 318-2844

B0554-00-000-0070-00

[1] OWNER: DAVILA, GILBERTO

2912 FABULOUS
EDINBURG TX, 78539
Telephone No. 570-7692

[2] CONTRACTOR: SELF

[3] WATER SYSTEM: N AL

[4] PURPOSE OF APPLICATION: NEW RESIDENCE
25- RESIDENTIAL NEW SINGLE DWELLING
[5] SIZE OF STRUCTURE: 1,200 Sq. Ft.

[6] USE OF BUILDING: RES ZONE C

[7] LEGAL DESC./NAME OF SUBDIVISION
BALLY'S ESTATES LOT 70

LOCATION: 0 VALVERDE & CANTON

[8] SEWAGE: INSTA

[9] CONSTRUCTION TYPE: META

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

[11] SPECIAL FLOOD HAZARD AREA: ____YES ✓NO

Special Conditions: No construction allowed over any easements.
MUAT COMPLY WITH ALL COUNTY SETBACKS 7 REGULATIONS
FRONT 25' REAR 15' SOUTH SIDE 15' SIDE 6' FINISH
FLOOR OF ELEV. 18" ABOVE CENTERLINE OF STREET.

Prepared by — Date: 3/22/10

Approved by — Date: 3/9/10

Signature of Owner or Applicant — Date: 3/22/10

FOR COUNTY USE ONLY
APPLICATION FEES

OTHER 30
TOTAL AMOUNT $30.00

Light [X] Water [X]

Flood Zone: NO
Panel No. /Suffix:_____ Pct: 4

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.

[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.