

PLANNING DEPT. PCT.#1 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	ROGELIO TAMEZ JR.	1-9862
2.	FRANCISCA BARBOSA	1-9557
	COMM. COURT: APRIL 2, 2013	



# PLANNING DEPARTMENT

Rev. 02-19-10

## 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

Precinct ① 2 3 4

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

Application No: 1-9802

### 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: Rogelio Tamez JR.

Address: 9010 Vista Ridge Rd  
Edcouch, TX Box 4  
78538

Phone: (956)250-7329

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

Water Supplier: NAWS

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

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

regarding the land described as:

Vista Ridge Area Lot 4

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 8/16/2009;

(verified by Gilbert Peana);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

[Signature]  
Planning Department Authorized Signature

\_\_\_\_\_  
Hidalgo County Judge

\_\_\_\_\_  
Date

ATTEST:

\_\_\_\_\_  
Hidalgo County Clerk

\_\_\_\_\_  
Date



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Rev. 02-19-10

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956-205-7049

Precinct 1 2 3 4

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

Application No: 1-9862

### 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: Rogelio Tamez JR.

Address: 9010 Vista Ridge Rd

Edouch, TX 78538 Box 4

Phone: (956) 250-7329

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

Vista Ridge Acvs lot # 4

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

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

Rogelio Tamez Jr.  
Requesting Party (Signature)

3-8-2013  
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:

3/1/13  
Date

[Signature]  
County Official

# Chapter 232 Texas LGC Application

APPLICATION NO:

1-9862

Mar. 5, 2013

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

V4348-00-000-0004-00

[ 1 ] OWNER: TAMEZ, ROGELIO

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
VISTA RIDGE LOT#4

PO BOX 724  
ELSA, TX 78543

Telephone No. 250-7329

LOCATION: 0 FM 88 & MILE 21

[ 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.: \$8,000

[ 5 ] SIZE OF STRUCTURE: 1,296 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 45' SIDES 6' FINISH FLOOR ELEV.  
18" ABOVE CENTERLINE OF STREET


### FOR COUNTY USE ONLY APPLICATION FEES

  
Prepared by

3/6/13  
Date

OTHER \_\_\_\_\_  
TOTAL AMOUNT . . . . . \$30.00

Light [X] Water [X]

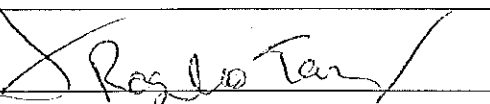
  
Approved by

3/6/13  
Date

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

Community No.: 480334

Certification of Elevation  
Required:  YES  NO  BFE

  
Signature of Owner or Applicant

3-5-2013  
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.

### [ 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: February 6, 2010

Grantor: Rogelio Tamez Jr.  
Grantor's Mailing Address (including county):  
PO Box 724  
Elsa, Texas 78543  
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: February 6, 2010  
Amount: Twenty-Eight Thousand and 0/100 Dollars (\$28,000.00)  
Maker: Rogelio Tamez Jr.

Payee: Jack McClelland

Property (including any improvements):

Lot(s) 4, 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.

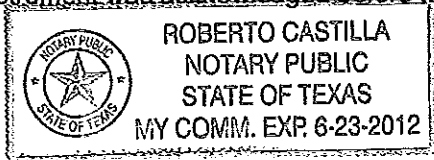
BY SIGNING BELOW, Grantor accepts and agrees to the terms and covenants contained in this Deed of Trust.

ⓧ Rogelio Tamez Jr.  
Rogelio Tamez Jr.

(Acknowledgment)

State of Texas  
County of Hidalgo

This instrument was acknowledged before me on the 06 day of February, 2010, by Rogelio Tamez Jr. .



[Signature]  
Notary Public, State of Texas

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





# PLANNING DEPARTMENT

Rev. 02-19-10

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956-973-7850

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Mission, TX 78572  
956-205-7045  
956-205-7049

Precinct ① 2 3 4

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

Application No: 1-9557

### 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: Francisco Buitza

Address: P.O. Box 1303  
Donna Ley 78537

Phone: 464-7181 <sup>cell</sup> or 7788 316

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

Water Supplier: N.A.W.S

Utility Provider:  M.V.E.C.     AEP

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

regarding the land described as:

Walston Farms lot # 18 BIK# 1

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 07/3/02);

(verified by Gilbert Pecina);

(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

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956-973-7850

Precinct No.3 Substation  
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Mission, TX 78572  
956-205-7045  
956-205-7049

Precinct 2 3 4

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

Application No: 1-9557

### 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: Francisco Baulza

Address: P.O. Box 1303  
Donna Lpk 78537

Phone: 464-7181- or 7788316 cell

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

Walston Farms lot # 18 Blk # 1

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

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

Francisca P Baulza 3-21-13  
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:

3/27/13  
Date

[Signature]  
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:

1-9557

Nov. 26, 2012

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

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

W0600-00-001-0018-00

[ 1 ] OWNER: BARBOSA, FRANCISCO SR, Sr.  
FRANCISCA BARBOSA  
PO BOX 1303  
DONNA TX 78537-1303

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
WALSTON FARMS LOT 18 & 19 BLK  
1

Telephone No. 778-8316

LOCATION: 0 HUTTO & EXPRESS. 83

[ 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.: \$35,000

[ 5 ] SIZE OF STRUCTURE: 1,776 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA: YES  
NO

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

Special Conditions: No construction allowed over any easements.

MUST CUMPLY WITH ALL COUNTY SETBACKS & REGULATIONS

SETBACKS FRONT:25' REAR:15' 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: 0425C

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.

Prepared by [Signature] Date 11/26/12

Approved by [Signature] Date 11/19/12

Signature of Owner or Applicant [Signature] 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.

**DEED WITHOUT WARRANTY**

**Date:** July 16, 1996

**Grantor (Including address):**

JONES, GALLIGAN & KEY, L.L.P.  
P. O. Drawer 1247  
Weslaco, Texas 78596  
Hidalgo County, Texas

**Grantee (Including address):**

FRANCISCO BARBOSA, SR. and FRANCISCA BARBOSA  
P. O. Box 1303  
Donna, Texas 78537  
Hidalgo County, Texas

**Consideration:** TEN AND NO/100 DOLLARS and other good and valuable consideration.

**Property (Including any Improvements):** All of Grantor's undivided interest in and to:

**TRACT I:** Lots 18 and 19, Block 1, WALSTON FARMS SUBDIVISION, an addition to the City of Donna, Hidalgo County, Texas.

**TRACT II:** Lots 17 and 18, Block 2, WALSTON FARMS SUBDIVISION, an addition to the City of Donna, Hidalgo County, Texas.

**Reservations From and Exceptions to Conveyance:**

**Subject to:** any and all reservations, restrictions, covenants, conditions, easements and oil and gas leases, if any, relating to the hereinabove described property, but only to the extent they are still in effect, shown of record in Hidalgo County, Texas, and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that they are still in effect, relating to the hereinabove described property.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance, conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and to hold it to Grantee, Grantee's heirs, successors or assigns forever, without express or implied warranty; and

all warranties that might arise by common law and the warranties in §5.023 of the Texas Property Code (or its successor) are excluded.

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

JONES, GALLIGAN & KEY, L.L.P.

BY: *Terry D. Key*  
TERRY D. KEY  
Partner

ACKNOWLEDGMENT

STATE OF TEXAS

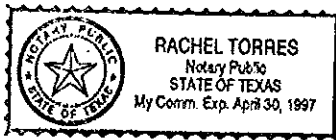
§

COUNTY OF HIDALGO

§

§

This instrument was acknowledged before me on July 16, 1996, by TERRY D. KEY, partner on behalf of JONES, GALLIGAN & KEY, L.L.P., a partnership.



*Rachel Torres*  
Notary Public, State of Texas

Filed for Record in:  
Hidalgo County, Texas  
by Jose Eloy Pulido  
County Clerk

On: Jul 16, 1996 at 03:43P

As a  
Recording

Document Number: 537751  
Total Fees : 11.00

Receipt Number - 44031  
By:  
Wally Gonzalez

PREPARED IN THE LAW OFFICE OF:  
JONES, GALLIGAN, KEY, & LOZANO  
ATTORNEYS AT LAW  
P. O. DRAWER 1247  
WESLACO, TEXAS 78596-1247

AFTER RECORDING RETURN TO:  
JONES, GALLIGAN, KEY, & LOZANO  
ATTORNEYS AT LAW  
P. O. DRAWER 1247  
WESLACO, TEXAS 78596-1247