

# 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: 1-16095

### HIDALGO COUNTY CERTIFICATE OF WATER SERVICE AVAILABILITY UNDER TEXAS LOCAL GOVT. CODE SECTION 232.029(c)(2)

Upon the application of:

Name: Virginia Saucedo  
Address: 302 S. DOOLITTLE Rd  
APT 254  
Edinburg TX 78541  
Phone: (956) 509-2083

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

Water Supplier: N.A.W.S

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

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

who is the person requesting utility service to subdivided land ("land") described as follows:

Hill Halbert The West 152.00 of the East 304.Ft. of  
the west 456.00 Containing 2.2 Acres more or less, Blk #124

[Insert the lot and block number in recorded subdivision, address, or description in deed, etc]

and who has submitted to the court an affidavit as required by Local Govt. Code Sec. 232.029 (f),  
on \_\_\_\_\_, 20\_\_\_\_, the Hidalgo County Commissioners Court approved the  
issuance of this certificate stating as follows (strike through the statement that does not apply)

The land was not subdivided after September 1, 1995, and water service is available  
within 750 feet of the land.

-OR-

The land was not subdivided after September 1, 1995, and water service is available more than 750 feet from the  
subdivided land and the extension of water service to the land may be feasible, subject to a final determination by the  
water service provider.

[Signature]  
Planning Department Authorized Signature

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

\_\_\_\_\_  
Date

ATTEST:

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

\_\_\_\_\_  
Date



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Precinct ① 2 3 4

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

Application No: 1-10095

**AFFIDAVIT  
TO APPLY TO THE COUNTY OF HIDALGO  
FOR CERTIFICATE OF WATER SERVICE AVAILABILITY  
UNDER TEXAS LOCAL GOVT. CODE SECTION 232.029(c)(2)**

[Note: To be eligible, the land must not have been subdivided after September 1, 1995.]

THE STATE OF TEXAS §  
COUNTY OF HIDALGO §

BEFORE ME, the undersigned authority, on this day personally appeared

VIRGINIA V. SAUCEDA

Known to me [or proved to me in the oath of TX# 35319412 or through  
(description of federal or state government ID card with photograph and signature)],  
who swore on oath that the following two statements are true:

1. "I am requesting utility service to the following described land:

Hill Halfway The west 152 ft. of the East 304 ft. of the west<sup>456.</sup>  
Containing 2.2 Acres more or less Block # 124  
[Insert the lot and block number in recorded subdivision, address, or description in deed, etc]

2. "The land described above has been sold or conveyed to me."

AND [strike through the statement below that does not apply]

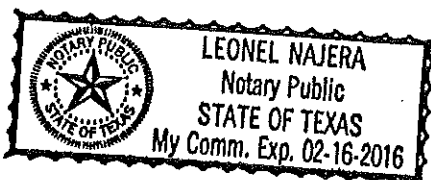
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-OR-

3B. "The land was on August 31, 1999, located in the extraterritorial jurisdiction of a municipality as determined by Local Govt. Code Chapter 42; and the land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1999."

Virginia Saucedo (Signature)

SUBSCRIBED AND SWORN TO before me on MAY 13<sup>th</sup>, 2013, to certify which, witnesses my hand and seal of office.



[Signature]  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

# Chapter 232 Texas LGC Application

APPLICATION NO:

1-10095

May. 1, 2013

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

1902 JOE STEPHENS  
TEL 968-4724

WESLACO TX 78596  
FAX 447-8612

H3475-00-024-0000-00

[ 1 ] OWNER: SAUCEDA, VIRGINIA  
VILLALPANDO, DAVID  
PO BOX 295  
ELSA TX 78543-0295

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
HILL HALBERT E152'-W502'-N645'  
BLK 24 2.25AC GR 2.15AC NET

Telephone No.

LOCATION: 0

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: EXIST

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: META

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

[ 10 ] EST. COST OF CONST.: \$8,500

[ 5 ] SIZE OF STRUCTURE: 924 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

[ 6 ] USE OF BUILDING: REST. ZONE C-44

### Special Conditions: No construction allowed over any easements.

MUST CUMPLY WITH COUNTY SETBACKS & REGULATIONS

SETBACKS FRONT:50' REAR:15' SIDES:8'

MIN. ELEV. ABOVE TOP OF NATURAL GROUND 18"

### FOR COUNTY USE ONLY APPLICATION FEES

OTHER \_\_\_\_\_

TOTAL AMOUNT . . . . . \$30.00

Light [X]

Water [X]

Flood Zone: NO

Panel No. /Suffix: 0478L

Pct: 0

Community No.: 480330

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

GILBERT PERINA  
Approved by

Signature of Owner or Applicant

5/1/13  
Date

4/30/13  
Date

5/1/13  
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.

FILED FOR RECORD  
JUN 29 08:36:45  
HONOLULU COUNTY  
HIDALGO COUNTY

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.

General Warranty Deed

Date: MARCH 15, 2012

2312284

Grantor: MARIA DE JESUS VILLALPANDO a/k/a MARIA VILLAPONDO, a widow

Grantor's Mailing Address: P. O. BOX 295  
ELSA, TEXAS 78543  
HIDALGO COUNTY

Grantee: DAVID VILLALPANDO and VIRGINIA SAUCEDA

Grantee's Mailing Address: P. O. BOX 295  
ELSA, TEXAS 78543  
HIDALGO COUNTY

Consideration: For the love and affection Grantor has for Grantee.

Property (including any improvements):

The 2.2 acre tract of land described on Exhibit "A" attached hereto and incorporated herein for all intents and purposes obtained from Special Warranty Deed dated December 17, 1996 from Becky Jo Bonham to Daniel Villapondo and wife, Maria Villapondo.

Reservations from Conveyance: NONE

Exceptions to Conveyance and Warranty:

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and restrictive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2012, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, 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.

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

*This instrument was prepared based on Information furnished by the parties, and no Independent title search has been made.*

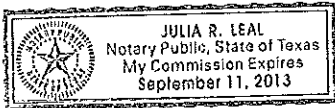
  
\_\_\_\_\_  
MARIA DE JESUS VILLALPANDO a/k/a  
MARIA VILLAPONDO

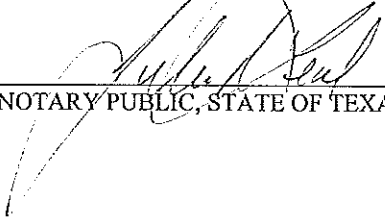
NO TITLE EXAMINATION WAS REQUESTED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT, NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION ON TITLE OR TAXES TO THIS PROPERTY.

ACKNOWLEDGMENT

STATE OF TEXAS                   §  
   §  
COUNTY OF HIDALGO           §

This instrument was acknowledged before me on the 21<sup>st</sup> day of March, 2012, by MARIA DE JESUS VILLALPANDO a/k/a MARIA VILLAPONDO.



  
\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

PREPARED BY:

SLUSHER & ASSOCIATES, PLLC  
4900 NORTH 10<sup>TH</sup> STREET, SUITE F-3  
McALLEN, TEXAS 78504  
CS# 3744

AFTER RECORDING, RETURN TO:

DAVID VILLALPANDO  
VIRGINIA SAUCEDA  
P. O. BOX 295  
ELSA, TEXAS 78543

## Exhibit A

The West 152.0 Feet of the East 304.0 Feet of the West 456.0 Feet of a Tract of land containing 6.84 acres out of Lot 24, Hill Halbert Tract out of the El Gato and La Blanca Grants, Hidalgo County, Texas, according to the map recorded in Volume 1, Page 35, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes said 6.84 acres being more particularly described by metes and bounds as follows, to-wit:

BEGINNING AT a point on the North line of Lot 24, said point being 89° 36' East, 198.0 feet from the Northwest corner of Lot 24;

TRENCHE, North 89° 26' East with and along the North line of Lot 24, a distance of 462.0 feet;

TRENCHE, South 0° 24' East, a distance of 643.0 feet;

TRENCHE, South 89° 36' West, a distance of 462.0 feet;

TRENCHE, North 0° 24' West, a distance of 643.0 feet to the PLAC OF BEGINNING.

CONTAINING 2.2 acres, more or less.

1, 2 52, 53, 54, 60

SPECIAL WARRANTY DEED

THE STATE OF TEXAS §  
COUNTY OF CAMERON §

KNOW ALL MEN BY THESE PRESENTS:

THAT I, KYLE FRED BENNETT, Individually, and as Trustee, and as Kyle Bennett Investments, of the County of Hidalgo and State of Texas, for and in consideration of the division of property provided in a Final Decree of Divorce entered in Cause No. C-1695-90-A entitled "In the Matter of the Marriage of Becky Bonham Bennett and Kyle Fred Bennett and in the Interest of Fara Charlene Bennett, a Child" in the 92nd Judicial District Court of Hidalgo County, Texas, and of the terms and conditions of the settlement agreement reached in Consolidated Cause No. C-4880-91-F (Consolidated Nos. C-4880-91-A, C-5020-91-A, C-3473-91-A and C-1695-90-A) entitled "In the Matter of the Marriage of Becky Bonham Bennett and Kyle Fred Bennett and Raytoria Consolidated, Inc. and in the Interest of the Minor Child, Fara Charlene Bennett" in the 332nd Judicial District Court of Hidalgo County, Texas, have GRANTED, TRANSFERRED AND CONVEYED, and by these presents do GRANT, TRANSFER AND CONVEY unto BECKY JO BONHAM, whose mailing address is 8535 Capital of TX Hwy N., No. 3069, AUSTIN, TX 78759, all of the following described real property located in Cameron County, Texas, to-wit:

(See Exhibit "A" attached hereto and made a part hereof for all purposes.)

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise

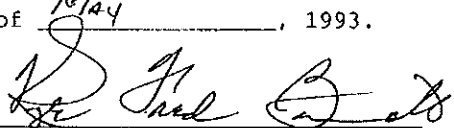
belonging, unto the said Grantee, her heirs and assigns forever; and I do hereby bind myself, my heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, her heirs and assigns, against every person whosoever lawfully claiming or to claim the same or any part thereof, by, through or under me, but not otherwise.

It is the intention of the Grantor to vest full Fee Simple title to the above-described real property in the Grantee herein named, since said Grantee already owns an undivided interest in said real property.

For the same consideration, Grantor hereby transfers, assigns and conveys to Grantee all his right, title and interest in and to any and all insurance policies covering the above described property and all reserve accounts for the payment of insurance and taxes in effect with respect to same.

Current ad valorem taxes on said property having been prorated, the payment thereof is assumed by Grantee.

EXECUTED this 17 day of May, 1993.

  
KYLE FRED BENNETT, Individually,  
and as Trustee, and as Kyle  
Bennett Investments

3. Oil and Gas Lease dated October 15, 1935, from Henry Roussin to McCollum Exploration Company, recorded in Volume 16, Page 261, Oil and Gas Lease Records of Hidalgo County, Texas.
4. Rights, rules, regulations, easements and liens in favor of Donna Irrigation District, Hidalgo County, Texas.
5. Easements and reservations as may be reflected by Map and Plat of Record in Volume 3, Page 5, Map Records of Hidalgo County, Texas.

TRACT NO. : S-101

The West 152.0 Feet of a Tract of land containing 6.84 acres out of Lot 24, Hill-Halbert Tract out of the El Gato and La Blanca Grants, Hidalgo County, Texas, according to the map recorded in Volume 1, Page 35, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes. Said 6.84 acres being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a point on the North line of Lot 24, said point being North 89° 36' East, 198.0 feet from the Northwest corner of Lot 24;

THENCE, North 89° 26' East with and along the North line of Lot 24, a distance of 462.0 feet;

THENCE, South 0° 24' East, a distance of 645.0 feet;

THENCE, South 89° 36' West, a distance of 462.0 feet;

THENCE, North 0° 24' West, a distance of 645.0 feet to the PLACE OF BEGINNING.

CONTAINING 2.2 acres, more or less.

SAVE AND EXCEPT:

All oil, gas and other minerals that have been heretofore reserved by prior grantors as set forth in Deed dated May 18, 1960, recorded in Volume 981, Page 364, Deed Records, Hidalgo County, Texas.

SUBJECT TO:

Easements, rules, regulations and rights in favor of Donna Irrigation District Hidalgo County No. 1.

Visible or apparent easements on or across the property herein described.

TRACT NO.: S-102

The West 152.0 Feet of the East 304.0 Feet of the West 456.0 Feet of a Tract of land containing 6.84 acres out of Lot 24, Hill Halbert Tract out of the El Gato and La Blanca Grants, Hidalgo County, Texas, according to the map recorded in Volume 1, Page 35, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes. Said 6.84 acres being more particularly described by metes and bounds as follows, to-wit:

BEGINNING AT a point on the North line of Lot 24, said point being  $89^{\circ} 36'$  East, 198.0 feet from the Northwest corner of Lot 24;

THENCE, North  $89^{\circ} 26'$  East with and along the North line of Lot 24, a distance of 462.0 feet;

THENCE, South  $0^{\circ} 24'$  East, a distance of 645.0 feet;

THENCE, South  $89^{\circ} 36'$  West, a distance of 462.0 feet;

THENCE, North  $0^{\circ} 24'$  West, a distance of 645.0 feet to the PLACE OF BEGINNING.

CONTAINING 2.2 acres, more or less.

SAVE AND EXCEPT:

All oil, gas and other minerals that have been heretofore reserved by prior grantors as set forth in Deed dated May 18, 1960, recorded in Volume 981, Page 364, Deed Records, Hidalgo County, Texas.

SUBJECT TO:

Easements, rules, regulations and rights in favor of Donna Irrigation District Hidalgo County No. 1.

Visible or apparent easements on or across the property herein described.

TRACT NO.: S-103

The East 152.0 Feet of the West 456.0 Feet of a Tract of land containing 6.84 acres out of Lot 24, Hill Halbert Tract out of the El Gato and La Blanca Grants, Hidalgo County, Texas, according to the map recorded in Volume 1, Page 35, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes. Said 6.84 acres being more particularly described by metes and bounds as follows, to-wit:

BEGINNING AT a point on the North line of Lot 24, said point being North  $89^{\circ} 36'$  East, 198.0 feet from the Northwest corner of Lot 24;

THENCE, North 89° 26' East with and along the North line of Lot 24, a distance of 462.0 feet;

THENCE, South 0° 24' East, a distance of 645.0 feet;

THENCE, South 89° 36' West, a distance of 462.0 feet;

THENCE, North 0° 24' West, a distance of 645.0 feet to the PLACE OF BEGINNING.

CONTAINING 2.2 acres, more or less.

SAVE AND EXCEPT:

All oil, gas and other minerals that have been heretofore reserved by prior grantors as set forth in Deed dated May 18, 1960, recorded in Volume 981, Page 364, Deed Records, Hidalgo County, Texas

SUBJECT TO:

Easements, rules, regulations and rights in favor of Donna Irrigation District Hidalgo County No. 1.

Visible or apparent easements on or across the property herein described.

TRACT No. T-106

The West 5.16 Acres of the East 9.66 Acres of the East 20 Acres of Lot Eighteen (18), Hill Halbert Subdivision, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 1, Page 35, Map Records, Hidalgo County, Texas, and consisting of approximately 5.16 acres.

SAVE AND EXCEPT:

All oil, gas and other minerals on, in and under and that may be produced from the above described real property as reserved in the Deed and Oil & Gas Records, of Hidalgo County, Texas.

SUBJECT TO:

1. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments, or any overlapping of improvements.
2. Taxes for the year 1987 and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership. Not yet due and payable.
3. Rules, regulations, right of way and easements in favor of Donna Irrigation District Hidalgo County No. 1.
4. Easements and reservations as may appear upon the recorded map and dedication of said subdivision.
5. Easement for drainage ditch granted to Hidalgo County Drainage District Number One.
6. Visible or apparent easements and easements of record on or across the property herein described.
7. All gas, oil and mineral reservations and leases of record.