





# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 02-19-10

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

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

Precinct 1 2 3 4

Application No: 1-10547

### 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:

Jody Gutierrez

Name: Rosa Avalos-Gutierrez

Address: 8602 Chula Vista Drive  
Edinburg, TX 78538

Phone: (956) 207-9432

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

Water Supplier: NAWSC

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

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

regarding the land described as:

Campesina ph. #3 lot #12 BIKH 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 5/29/07);

(verified by Gilbert Pecina);

(verified by ND);

(verified by ND);

(verified by ND);

\_\_\_\_\_  
Planning Department Authorized Signature

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

\_\_\_\_\_  
Date

ATTEST:

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

\_\_\_\_\_  
Date



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Planning Administrator

Precinct 02 3 4

Application No: 1-10547

### 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: Jody Gattard & Rosa Avalos-Gattard

Address: 8002 Chula Vista Dr.  
Edinburg, TX 78538

Phone: (956) 207-9432

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

Cinquera Ph. A. 3 lot A 12 block 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

Rosa Avalos-Gattard  
Requesting Party (Signature)

9/10/13  
Date

#### ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) rental

.....  
This part to be filled out by receiving county official:

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

9/11/13  
Date

[Signature]  
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:

1-10547

Sep. 6, 2013

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

C0470-03-004-0012-00

[ 1 ] OWNER: GAFFORD, JODY & ROSA M.

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION
CAMPANA PH.#3 LOT#12 BLK.#4

PO BOX 1978
ELSA, TX 78543

Telephone No. 207-9432

LOCATION: 0 FM 88 & MILE 15

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: INSTA

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: BRIC

[ 4 ] PURPOSE OF APPLICATION: NEW RESIDENCE
25-RESIDENTIAL NEW SINGLE DWELLING

[10] EST. COST OF CONST.: \$170,000

[ 5 ] SIZE OF STRUCTURE: 2,643 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
NO

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

Special Conditions: No construction allowed over any easements.
MUST COMPLY W/ALL COUNTY SETBACKS & REG.
FRONT 25' REAR 25' SIDE 10' EAST SIDE 15' FINISH
FLOOR ELEV. 18" ABOVE TOP OF CURB

FOR COUNTY USE ONLY
APPLICATION FEES

Prepared by [Signature]

Date 9 / 6 / 13

OTHER
TOTAL AMOUNT . . . . . \$30.00

Light [X] Water [X]

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

Community No.: 480334

Certification of Elevation
Required: YES NO [checked] 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 Tisdoo

Date 8 / 26 / 13

Signature of Owner or Applicant [Signature]

Date 8-9-6-13

[ 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.

**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**

2428244

**Date:** June 20, 2013

**Grantor:** G-M BELL FAMILY HOLDINGS, L.L.C.

**Grantor's Mailing Address:**

G-M BELL FAMILY HOLDINGS, L.L.C.  
P. O. Box 36  
La Villa, TX 78562

**Grantee:** JODY GAFFORD and ROSA MARIA GAFFORD, husband and wife

**Grantee's Mailing Address:**

JODY GAFFORD and ROSA MARIA GAFFORD  
P. O. Box 1978  
Elsa, TX 78543

**Consideration:**

Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

**Property (including any improvements):**

Lot 12, Block 4, CAMPANA SUBDIVISION PHASE III, according to the map or plat thereof recorded in Volume 53, Page 108, Map Records, Hidalgo County, Texas.

**Reservations from Conveyance:**

None

**Exceptions to Conveyance and Warranty:**

**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 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.

GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION.

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.

G-M BELL FAMILY HOLDINGS, L.L.C.

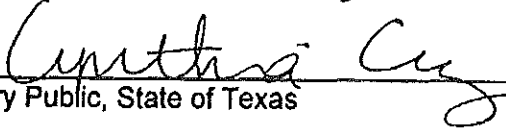
BY:   
WELDON GLENN BELL, JR., President

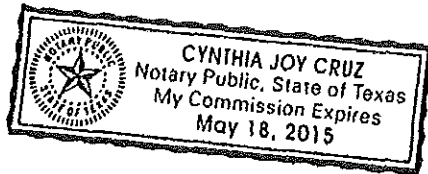
STATE OF TEXAS )

COUNTY OF HIDALGO )

Before me, on this day personally appeared WELDON GLENN BELL, JR., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that WELDON GLENN BELL, JR. executed the same as the act of G-M BELL FAMILY HOLDINGS, L.L.C. as its President, for the purposes and consideration therein expressed.

Given under my hand and seal of office this 3rd day of July, 2013.

  
\_\_\_\_\_  
Notary Public, State of Texas



PREPARED IN THE OFFICE OF:  
AFTER RECORDING RETURN TO:  
Anita G. Lozano  
JONES, GALLIGAN, KEY & LOZANO L.L.P.  
2300 West Pike Boulevard, Suite 300  
WESLACO, TX 78596  
Tel: (956) 968-5402  
Fax: (956) 968-6089