

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS	
APPLICANT	APPLICATION NO.
1. Santos Chapa	4-13048
2. Elizabeth Escobar	4-13039
COMM. COURT: February 18, 2014	



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: 4-13048

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: Santos Chapu

Address: 17930 North
Evabanks Rd
Edinburg TX 78541

Phone: 956-655-1707

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

Water Supplier: Sharyland water
has a g-meter

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

Account/ESI No.: # 100 327 89464304779
 Temporary Pole [] Permanent Service

regarding the land described as:

Retama Acres Lot # 22 Block "C"

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 10-24-50);
(verified by [Signature])

(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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Precinct 1 2 3 4

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

Application No: 4-13048

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: Santos Chaps

Address: 17930 North
Eubanks Rd Edinburg TX 78541

Phone: (956) 655-1707

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

Retama Acres Lot # 22 Block # (12)

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]
Requesting Party (Signature)

2-10-14
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:

2/12/14
Date

[Signature]
County Official

Chapter 232 Texas LGC Application

APPLICATION NO: 4-13048 Feb. 10, 2014

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

R2100-00-00C-0022-00

[1] OWNER: CHAPA, SANTOS & ROSA G 4009 COUNRTY MEADOWS DR EDINBURG, TX 78541-8987 Telephone No. 655-1707

[7] LEGAL DESC./NAME OF SUBDIVISION RETAMA ACRES LOT 22 BLK C 9.83 C NET 9/15/11SLW/E

LOCATION: 0 MONTE CRISTO & EUBANKS

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTA

[3] WATER SYSTEM: SHAR

[9] CONSTRUCTION TYPE: WOOD

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

[10] EST. COST OF CONST.: \$120,000

[5] SIZE OF STRUCTURE: 3,500 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES/NO

[6] USE OF BUILDING: RES.HOME.ZONE.X

Special Conditions: No construction allowed over any easements. MUST COMPLY W/ALL REGULATIONS AS PER COUNTY STATE CITY FEMA & SETBACKS. FRONT 50' SIDE 6' REAR 20' . 18" ABOVE TOP OF ST

FOR COUNTY USE ONLY APPLICATION FEES

Prepared by [Signature] Date 02/10/14

Approved by [Signature] Date 02/05/14

Signature of Owner or Applicant [Signature] Date 02/10/14

OTHER TOTAL AMOUNT \$60.00

Light [X] Water [X]

Flood Zone: NO Panel No. /Suffix: 0325 D Pct: 4

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.

[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.

WARRANTY DEED WITH VENDOR'S LIEN 1102105

CONFORMS TO STATE BAR FORM 2253 REV. 10-85

Date: May 6, 2002

Grantor: KENNETH W. EUBANKS and wife, IRENE K. EUBANKS

Grantor's Mailing Address (including county): 5223 Eubanks Road, Edinburg, Texas 78539, Hidalgo County

Grantee: SANTOS CHAPA and wife, ROSA G. CHAPA

Grantee's Mailing Address (including county): RR. 13, Box 1050, Edinburg, Texas 78539, Hidalgo County

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and a note of even date that is in the principal amount of FIFTY SEVEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$57,500.00), and is executed by Grantees, payable to the order of Grantors. It is secured by a vendor's lien retained in this Deed and by a Deed of Trust of even date from Grantees to JOHN ROBERT KING, Trustee

Property (including any improvements): Lot 22, Block "C," RETAMA ACRES SUBDIVISION, Hidalgo County, Texas, according to map thereof recorded in Volume 9, Page 46, Map Records of Hidalgo County, Texas.

Reservation from and Exceptions to Conveyance and Warranty: Subject To:

A twenty foot (20') Road Easement along the East and West sides of subject property as shown on plat recorded in Volume 9, Page 46, Map Records of Hidalgo County, Texas.

Easements, rights, rules, and regulations in favor of Santa Cruz Irrigation District No. 15.

All visible easements.

All oil, gas, and other minerals other than one-eighth of one-eighth (1/8th of 1/8th) non-participating royalty interest reserved in Deed recorded in Volume 1001, Page 300 Deed Records of Hidalgo County, Texas.

All ad valorem taxes for the year 2002 and all subsequent years.

Grantor, for the consideration and subject to the reservations from and 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 wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

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 shall become absolute.

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

Handwritten signatures of Kenneth W. Eubanks and Irene K. Eubanks.

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 3 day of May, 2002, by KENNETH W. EUBANKS and wife, IRENE K. EUBANKS.



Handwritten signature of Euzemia Casas, Notary Public, State of Texas.

AFTER RECORDING RETURN TO: SANTOS CHAPA and wife, ROSA G. CHAPA, RR. 13, Box 1050, Edinburg, Texas 78539

PREPARED IN THE LAW OFFICE OF: JOHN KING, 3409 N. 10th, Suite 100, McAllen, Texas 78501, File No.: GF90030/TAMMY/ns

CHARGE SIERRA TITLE, STC/TLL, GF# 01090030

Filed for Record in:
Hidalgo County III
by J. D. Salinas, III
County Clerk

On: Jul 16, 2002 at 08:25A

As a Recording

Document Number: 1102105

Total Fees : 14.00

Receipt Number - 433181

By
Anna Maria Muniz, Deputy



PLANNING DEPARTMENT

Rev. 02-19-10

County of Hidalgo

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Mission, TX 78572
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956-205-7049

Precinct 1 2 3 4

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

Application No: 4-13039

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:

^(owner)
Name: Elizabeth Escobar
Irma Garcia
Address: 814 E Bell
905 Kennedy St
Pharr TX
San Juan TX
78577
78589
Phone: 956-336-3996

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

Water Supplier: North Alamó
Utility Provider: M.V.E.C. AEP
Account/ESI No.: 280603-001
 Temporary Pole Permanent Service

regarding the land described as: Amaluz-zamora Blk. 01 Lot 46

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;
- yes 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;
- NO 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) 4-19-10
(verified by) Flore Castillo
(verified by) [Signature] ;
(verified by) [Signature] ;
(verified by) Flore Castillo

Flore Castillo
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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956-968-4734
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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

Application No:

Precinct 1 2 3 (4)
4-13039

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:

^{light v}
Name: Elizabeth Escobar

Address: 814 E Bell
Pharr TX 78577

Phone: 956-336-3996

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

Gonzalez-Zamora Blk. 01 Lot 46

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]
Requesting Party (Signature)

2-11-14
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

2/12/14
Date

[Signature]
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:

4-13039

Feb. 6, 2014

COUNTY OF HIDALGO
PLANNING DEPARTMENT

1304 S. 25th Ave EDINBURG TX 78539
TEL 318-2840 FAX 318-2844

G5700-00-001-0046-00

[1] OWNER: ESCOBAR, ELIZABETH

[7] LEGAL DESC./NAME OF SUBDIVISION
GONZALEZ-ZAMORA LOT 46, BLK 1

814 E. BELL
PHARR, TX. 78577

Telephone No. 336-3996

LOCATION: 0 IRD & OWASSA

[2] CONTRACTOR: SELF

[8] SEWAGE: PUBLI

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: WOOD

[4] PURPOSE OF APPLICATION: MOVED BUILDING

05- RESIDENTIAL MOVE-IN/RELO. BUILD

[10] EST. COST OF CONST.: \$35,000

[5] SIZE OF STRUCTURE: 960 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: RES.ZONE-B

Special Conditions: No construction allowed over any easements.
MUST COMPLY WALL REGULATIONS & SETBACKS
FRONT 25' SIDE'S 6' REAR 15' FINISH FLOOR OF ELEV.
18" TOP OF STREET.

FOR COUNTY USE ONLY
APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$30.00

Light [X] Water [X]

Flood Zone: NO
Panel No. /Suffix: 4800334 Pct: 4

Community No.: 10475C

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.

Elaine J. Castillo
Prepared by

2/06/14
Date

Rudy Rios
Approved by

2/05/14
Date

X [Signature]
Signature of Owner or Applicant

2-6-14
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.

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE 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.

State Bar of Texas Form
WARRANTY DEED

DATE: January 10, 2014

GRANTOR: Viviana Escobar

GRANTOR'S MAILING ADDRESS(including county): 814 E. Bell
Pharr, Hidalgo County, Texas

GRANTEE: Elizabeth Escobar

GRANTEES Mailing Address: 814 E. Bell
Pharr, Texas 78577

CONSIDERATION: TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration

PROPERTY: All of Lot Forty-Six (46), Block One (1), Gonzalez-Zamora Subdivision, City of San Juan, Hidalgo County, Texas, as per the map or plat thereof of record in the office of the County Clerk of said County and State;

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

SUBJECT TO mineral reservations of record;
SUBJECT TO Oil, Gas and Minerals Leases of record, if any;
SUBJECT TO rules, regulations, rights of way and easements in favor of water district which property is located;
SUBJECT TO all easements and restrictions of record and all visible easements
Taxes for year 2013 and subsequent years which Grantee herein assumes and agrees to pay.

Grantor, for the consideration and subject to the reservations from and 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 wise belonging, to have and hold it to Grantee, Grantee's successors or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

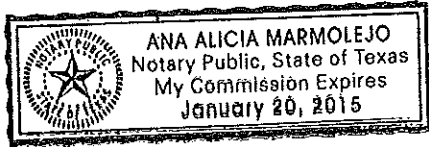
When the context requires, singular nouns and pronouns include plural.

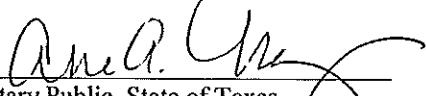
By: Viviana L. Escobar
Viviana Escobar

ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 10th day of January, 2014 by Viviana Escobar, hereby affixed her signature.




Notary Public, State of Texas
Notary's Printed Name: Ana Alicia Marmolejo
Commission Expires: 1-20-15