

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	Tony James Garcia	4-13987
2.	Rodolfo Garza Jr.	4-13835
	COMM. COURT: January 6, 2015	



# 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: 4-13987

### HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

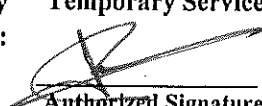
WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Name: Tony James Garcia

Address: 15903 Davis Rd  
Edinburg TX 78542

Phone: 688-0875

Approved by Environmental Health:	Temporary Service  Authorized Signature	Final Service
Inspection/Permit No:	<u>Light &amp; Water</u>	Authorized Signature
Date Approved:	<u>12/24/14</u>	<u>  /  /  </u>

Water Supplier: North Plains

Utility Provider:  M.V.E.C.     AEP

Account/ESI No.: 290897-001  
 Temporary Pole     Permanent Service

regarding the land described as: Emergreen Valley Est. #2 lot 241

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 3/5/05);

(verified by J. Castillo);

(verified by );

(verified by );

(verified by J. Castillo);

J. Castillo  
Planning Department Authorized Signature

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

\_\_\_\_\_  
Date

ATTEST:

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

\_\_\_\_\_  
Date



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956-205-7045  
956-205-7049

Precinct 1 2 3 4

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

Application No: 4-139287

### 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: Tony James Garcia  
Address: 15903 Paris Rd  
Edinburg TX 78542  
Phone: 688-0875

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

Lot 241 Evergreen Valley Phase II

#### 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)

12-23-14  
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:

12/23/14  
Date

[Signature]  
County Official

**CHARGE TO: VLTC  
GF #140139 (AR)**

**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.**

**WARRANTY DEED WITH VENDOR'S LIEN**

**Date:** November 13, 2014

**Grantor:** MICHAEL ANTHONY CUELLAR and wife, ELISA CUELLAR

**Grantor's Mailing Address:** P.O. Box 2097  
Elsa, Texas 78543  
Hidalgo County

**Grantee:** TONY JAMES GARCIA, a single person

**Grantee's Mailing Address:** 1619 West Portales Dr., Apt. #2  
Edinburg, Texas 78541  
Hidalgo County

**Consideration:**

TEN AND NO/100THS DOLLARS (\$10.00) and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by grantee of their one certain promissory note of even date herewith in the principal sum of ONE HUNDRED TWENTY-SEVEN THOUSAND FIVE HUNDRED AND NO/100THS DOLLARS (\$127,500.00) of which TWENTY THOUSAND AND NO/100THS DOLLARS (\$20,000.00) represents the purchase price of the property, payable to the order of LONE STAR NATIONAL BANK, as therein provided and bearing interest at the rates therein specified and providing for acceleration of maturity in event of default and for attorney's fees, the payment of which note is secured by the Vendor's lien herein retained and is additionally secured by a Deed of Trust of even date herewith to S. DAVID DEANDA, JR., Trustee.

**Property (including any improvements):**

All of Lot 241, EVERGREEN VALLEY ESTATES PHASE II, Hidalgo County, Texas, according to the map recorded in Volume 47, Page 85, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

LONE STAR NATIONAL BANK, at the instance and request of the grantees herein, having advanced and paid in cash to the grantors herein that portion of the purchase price of the herein described property as is evidenced by the hereinbefore described ONE HUNDRED TWENTY-SEVEN THOUSAND FIVE HUNDRED AND NO/100THS DOLLARS (\$127,500.00) note, the Vendor's Lien, together with the Superior Title to said property, is retained herein for the benefit of said LONE STAR NATIONAL BANK and the same are hereby TRANSFERRED AND ASSIGNED to said LONE STAR NATIONAL BANK without recourse on grantor.

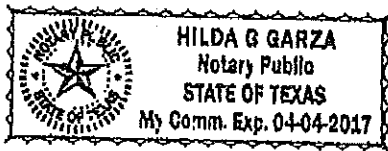
When the context requires, singular nouns and pronouns include the plural.

*Michael A. Cuellar*  
MICHAEL ANTHONY CUELLAR

*Elisa Cuellar*  
ELISA CUELLAR

STATE OF TEXAS       §  
                                  §  
COUNTY OF HIDALGO   §

This instrument was acknowledged before me on the 1st day of <sup>December</sup>~~November~~, 2014, by MICHAEL ANTHONY CUELLAR and ELISA CUELLAR.



*Hilda G Garza*  
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:  
Ciro Ochoa, Jr.  
2121 E. Griffin Pkwy., Suite 16  
Mission, Texas 78572  
GF #140139/AR;rg

AFTER RECORDING RETURN TO:  
Tony James Garcia  
1619 West Portales Dr., Apt #2  
Edinburg, Texas 78541

# Chapter 232 Texas LGC Application

APPLICATION NO:

4-13987

Dec. 23, 2014

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

1304 S. 25th Ave  
TEL 318-2840

EDINBURG TX 78539  
FAX 318-2844

E8250-02-000-0241-00

[ 1 ] OWNER: GARCIA, TONY JAMES

15903 DAVIS RD.  
EDINBURG, TX. 78542

Telephone No.

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
EVERGREEN VALLEY EST. #2  
LOT 241

LOCATION: 0 M. CRISTO & VALVERDE

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: INSTA

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: OTHE

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

[ 10 ] EST. COST OF CONST.: \$130,000

[ 5 ] SIZE OF STRUCTURE: 2,265 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 REGULATIONS & SETBACKS  
FRONT 50' SIDE'S 6' REAR 35' 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 0325D Pct: 4  
Panel No. /Suffix: 400334

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.

Yhonel Castillo 12/23/14  
Prepared by Date

Rudy Rios 12/22/14  
Approved by Date

[Signature] 12/23/14  
Signature of Owner or Applicant 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.



# PLANNING DEPARTMENT

Rev. 02-19-10

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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: 4-13835

### 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: Rodolfo Garza Jr

Address: P.O. Box 799 / 14002 mile 17 1/2 N.  
La Blanca, TX  
78558

Phone: 956-720-7403

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	<u>Chardo Rana</u> Authorized Signature
Date Approved:	<u>1 1</u>	<u>Enstg system</u> <u>12 11/11/14</u>

Water Supplier: North Alamo Water

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

Account/ESI No.: 113672-001  
 Temporary Pole  Permanent Service

regarding the land described as:

Lot 12, Cave subdivision, Hidalgo Co Volume 30 Page 95-B,

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 8-4-95);

(verified by José V. Castillo);

(verified by Chardo Rana);

(verified by Chardo Rana);

(verified by José V. Castillo);

José V. Castillo  
Planning Department Authorized Signature

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

\_\_\_\_\_  
Date

ATTEST:

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

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT

Rev. 02-19-10

## County of Hidalgo

Main Office  
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956-205-7045  
956-205-7049

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

Application No:

Precinct 1 2 3 4  
4-13835

### 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: Rodolfo Garza Jr

Address: P.O. Box 799 / 14002 mile 17 1/2 N.  
La Blanca, X 78558

Phone: 956-720-7403

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

Lot 12, Cave Subdivision Hidalgo Co. Volume 30, Page 95-B

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

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

Rodolfo Garza Jr  
Requesting Party (Signature)

12-16-14  
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:

12/30/14  
Date

Fuero Castillo  
County Official

# WARRANTY DEED WITH VENDOR'S LIEN

487859

Date: November 10, 1995

Grantor: FERNANDO CUEVAS and wife, MARIA S. CUEVAS

Grantor's Mailing Address (including county): P. O. Box 792  
La Blanca, Hidalgo County, Texas

Grantee: RODOLFO GARZA, JR. and wife, JUDY L. GARZA

Grantee's Mailing Address (including county): P.O. Box 799  
La Blanca, Hidalgo County, Texas**Consideration:**

TEN AND NO/100THS DOLLARS (\$10.00) and other good and valuable consideration; and a note of even date that is in the principal amount of NINE THOUSAND FIVE AND NO/100THS DOLLARS (\$9,500.00) and is executed by Grantee, payable to the order of FIRST NATIONAL BANK. It is secured by a vendor's lien retained in this deed and by a deed of trust of even date from Grantee to ROBERT GANDY, III, Trustee.

**Property (including any improvements):**

All of Lot Twelve (12), CAVE SUBDIVISION, Hidalgo County, Texas, according to map thereof recorded in Volume 30, Page 95-B, Map Records of Hidalgo County, Texas.

**Reservations from and Exceptions to Conveyance and Warranty:**

1. Restrictions set out on map recorded in Volume 30, Page 95B, Map Records of Hidalgo County, Texas, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.
2. A ten foot (10') Utility Easement along the rear of subject property as shown on plat recorded in Volume 30, Page 95B, Map Records of Hidalgo County, Texas.
3. A thirty foot (30') Drainage Swale Easement along the rear of subject property as shown on plat recorded in Volume 30, Page 95B, Map Records of Hidalgo County, Texas.
4. A fifteen foot (15') North Alamo Water Supply Corporation Easement along the front of subject property as shown on plat recorded in Volume 30, Page 95B, Map Records of Hidalgo County, Texas.
5. Easements, rights, rules, and regulations in favor of Donna Irrigation District, Hidalgo County No. 1.
6. All visible easements.
7. A thirty foot (30') Minimum Setback Line along the front of said property as shown on plat recorded in Volume 30, Page 95B, Map Records of Hidalgo County, Texas.
8. A fifteen foot (15') Minimum Setback Line along the rear of said property as shown on plat recorded in Volume 30, Page 95B, Map Records of Hidalgo County, Texas.
9. A six foot (6') Minimum Setback Line along the sides of said property as shown on plat recorded in Volume 30, Page 95B, Map Records of Hidalgo County, Texas.
10. Oil and Gas Lease dated November 17, 1959 from George A. Kraft and wife, Anna R. Kraft to Pan American Petroleum Corporation, recorded in Volume 241, Page 416, Oil and Gas Lease Records of Hidalgo County, Texas. Unitized dated on August 6, 1982, recorded in Volume 244, Page 313, Oil and Gas Lease Records of Hidalgo County, Texas.
11. All oil, gas, and other minerals reserved in Deed dated August 6, 1982, recorded in Volume 1797, Page 328, Deed Records of Hidalgo County, Texas.
12. Restrictions as stated in Warranty Deed with Vendor's Lien dated August 24, 1995 and recorded under Clerk's Number 472805, Official Records, Hidalgo County, Texas.

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 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 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 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.

Fernando Cuevas  
FERNANDO CUEVAS

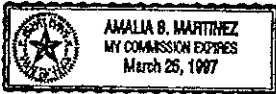
Maria S. Cuevas  
MARIA S. CUEVAS

(Acknowledgment)

STATE OF TEXAS

COUNTY OF HIDALGO

This instrument was acknowledged before me on this the 10<sup>th</sup> day of November, 1995, by FERNANDO CUEVAS and wife, MARIA S. CUEVAS.



Amalia S. Martinez  
Notary Public, State of Texas

AFTER RECORDING RETURN TO :

PRESTIA & ORNELAS  
P.O. Box 876  
Edinburg, Texas 78540

PREPARED IN THE LAW OFFICE OF:

PRESTIA & ORNELAS  
P.O. Box 876  
Edinburg, Texas 78540

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

On: Nov 22, 1995 at 11:53A

As a  
Recording

Document Number:  
Total Fees :

487859  
11.00

Receipt Number - 8752

By,  
Estella Guzman

# Chapter 232 Texas LGC Application

APPLICATION NO:  
4-13835  
Oct. 20, 2014

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

C2545-00-000-0012-00

[ 1 ] OWNER: GARZA, RODOLFO JR. & JUDY L.

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
CAVE LOT 12

PO BOX 799  
LA BLANCA, TX 78558-0799

Telephone No. 720-7403

LOCATION: 0 MILE 17 1/2 & SUNFLOWER

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: EXIST

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: BRIC

[ 4 ] PURPOSE OF APPLICATION: NEW RESIDENCE

[ 10 ] EST. COST OF CONST.: \$93,000

25- RESIDENTIAL NEW SINGLE DWELLING

[ 5 ] SIZE OF STRUCTURE: 1,809 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 REGULATIONS & SETBACKS  
FRONT 30' SIDE'S 6' REAR 30' 18" NATURAL GROUND

FOR COUNTY USE ONLY  
APPLICATION FEES

Howe Castillo  
Prepared by

10/20/2014  
Date

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

Light [X] Water [X]

Efrain Cepallos  
Approved by

10/20/2014  
Date

Flood Zone: NO  
Panel No. /Suffix: 03050 Pct: 4

Community No.: 480334

Certification of Elevation  
Required:  YES  NO  BFE

Victor G. James  
Signature of Owner or Applicant

10-20-14  
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 ]

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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.