

PLANNING DEPT. PCT.#1 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	ERNESTO ROCHA	1-12917
2.		
3.		
4.		
5.		
	COMM. COURT: December 15 , 2015	



# PLANNING DEPARTMENT

Rev. 06-03-15

## 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

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-12917

### 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: Ernesto + Desika Rocha

Address: 2330B Oak Knoll Drive  
Monk Alb Tx 78538

Phone: 956-607-2341

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

Water Supplier: North Alamo Water Supply

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

Account/ESI No.: 100327894-84418199  
[  ] Temporary Pole [ ] Permanent Service

regarding the land described as:

Lot 10 phase II Oak Hill Ranch Subdivision

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; (Date approved 04-07-08);  
(verified by Gilbert Pecina);
- 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; (verified by [Signature]);
- 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; (verified by [Signature]);
- Yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

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

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

\_\_\_\_\_  
Date

ATTEST:

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

\_\_\_\_\_  
Date



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### 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: Ernesto + Desika Rocha

Address: 23308 Oak Knoll Drive

Monte Alto Tx 78538

Phone: 956-607-2341

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

Lot 110 phase II Oak Hill Ranch Subdivision

#### 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)

12/2/15  
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:

12/9/15  
Date

[Signature]  
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:

1-12917

Nov. 30, 2015

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

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

O5570-02-000-0110-00

[ 1 ] OWNER: ROCHA, ERNESTO  
ROCHA, DESIKA  
23308 OAK KNOLL DR.  
MONTE ALTO TX 78538

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
OAK HILL RANCH PH 2 LOT 110

Telephone No.

LOCATION: 0

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: EXIST

[ 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.: \$210,000

[ 5 ] SIZE OF STRUCTURE: 4,066 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

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

Special Conditions: No construction allowed over any easements.

MUST CUMPLY WITH ALL COUNTY SETBACKS & REGULATIONS  
SETBACKS FRONT:100' REAR:20' SIDES:20'  
MIN. ELEV. ABOVE TOP CENTERLINE OF ST. 18"

FOR COUNTY USE ONLY  
APPLICATION FEES

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

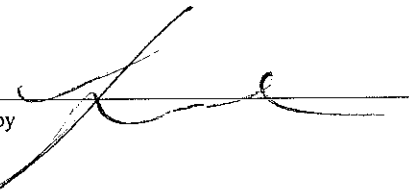
Light [X] Water [X]

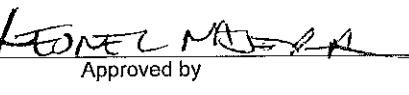
Flood Zone: NO  
Panel No. /Suffix: 03506 Pct: 0

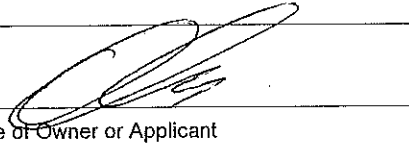
Community No.: 480239

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  11/30/15  
Date

Approved by  11/30/15  
Date

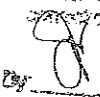
Signature of Owner or Applicant  11/30/15  
Date

[ 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.

CHARGE TO: VLTC  
GF #144250 (MB)

THIS INSTRUMENT IS A COPY OF THE ORIGINAL DOCUMENT  
FILED IN THE PUBLIC RECORDS OF HIDALGO COUNTY, TEXAS.  
By: 

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 12, 2015

Grantor: JACK McCLELLAND, a married person, not joined herein by my spouse, as the property constitutes no part of our homestead

Grantor's Mailing Address: 2614 W. Freddy Gonzalez  
Edinburg, Texas 78539  
Hidalgo County

Grantee: DESIKA L. ROCHA and husband, ERNESTO ROCHA, JR.

Grantee's Mailing Address: 1733 Stanford Avenue  
McAllen, Texas 78504  
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 TWO HUNDRED SIXTY-FIVE THOUSAND AND NO/100THS DOLLARS (\$265,000.00) of which THIRTY-FIVE THOUSAND NINE HUNDRED AND NO/100THS DOLLARS (\$35,900.00) represents purchase price, payable to the order of BANK OF SOUTH TEXAS, 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 DARRYL K. LEMKE, Trustee.

**Property (including any improvements):**

All of Lot 110, OAK HILL RANCH PHASE II, Hidalgo County, Texas, according to the map recorded in Volume 55, Pages 41 thru 45, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

**Reservations from Conveyance:**

None

**Exceptions to Conveyance and Warranty:**

Restrictive Covenants as set forth in instrument dated

Dated March 27, 2007, filed March 27, 2007 under Document Number 2007-1738991; dated June 25, 2007, filed August 16, 2007, under Document Number 2007-1795479; dated December 5, 2007, filed December 5, 2007, under Document Number 2007-1833265; dated March 12, 2008, filed March 25, 2008 under Document Number 2008-1871706; dated April 24, 2008, filed April 24, 2008 under Document Number 2008-1882643; dated March 1, 2010, filed March 4, 2010 under Document Number 2010-2080709 and dated June 14, 2013, filed June 20, 2013 under Document Number 2013-2423478, filed September 17, 2015 under Document Number 2015-2646737 and filed September 17, 2015, under Document Number 2015-2646738 all in the Official Records and Volume 55, Pages 41 thru 45, Map Records of Hidalgo County, Texas.

Annual maintenance charge and/or current assessments as set forth in instrument dated March 27, 2007, filed March 27, 2007 under Document Number 2007-1738991; dated April 24, 2008, filed April 24, 2008 under Document Number 2008-1882643 and dated June 14, 2013, filed June 20, 2013 under Document Number 2013-2423478, Official Records, Hidalgo County, Texas.

Statutory easements, rules, regulations and rights in favor of Engelman Irrigation District.

Minimum floor elevations, setback lines, easements and restrictions as shown on the map of Oak Hill Ranch Phase II, recorded in Volume 55, Pages 41-45, Map Records of Hidalgo County, Texas.

Easement for roadways, canals, drainage ditches, laterals, etc., in favor of Mestenas Water Company, a Corporation as shown by instrument dated November 16, 1929, recorded in Volume 320, Page 200 and dated April 25, 1930, Volume 325, Page 211, Deed Records of Hidalgo County, Texas.

Easement for right of way in favor of Central Power and Light Company as shown by instrument, recorded in Volume 325, Page 359, Deed Records of Hidalgo County, Texas.

Easement for right of way in favor of North Alamo Water Supply Corporation as shown by instrument, recorded in Volume 1260, Page 823, Deed Records of Hidalgo County, Texas.

Easement and right of way in favor of AEP Texas Central Company, a Texas Corporation as shown by instrument dated November 19, 2012, filed January 17, 2013 under Document Number 2013-2374884, Official Records of Hidalgo County, Texas.

Order Closing, Abandoning and Vacating a 4.81 acre of Roadway being County Road out of Missouri Texas Land & Irrigation Company's Subdivision executed by The Commissioners Court of Hidalgo County, Texas.

Mineral and/or royalty reservation contained in deeds recorded in Volume 1393, Page 821, Deed Records and dated January 24, 2006, filed January 31, 2006 under Document Number 2006-1572966, Official Records of Hidalgo County, Texas.

Management Certificate as shown by instrument dated December 23, 2013, filed January 2, 2014 under Document Number 2014-2475480, Official Records of Hidalgo County, Texas.

Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.

Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.

Taxes for the year 2016 and all subsequent years, 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.

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 will become absolute.

BANK OF SOUTH TEXAS, at the instance and request of the grantees herein, having advanced and paid in cash to the grantors herein that portion of THIRTY-FIVE THOUSAND NINE HUNDRED AND NO/100TH DOLLARS (\$35,900.00) of the herein described property as is evidenced by the hereinbefore described or TWO HUNDRED SIXTY-FIVE THOUSAND AND NO/100THS DOLLARS (\$265,000.00) note, the Vendor's Lien, together with the Superior Title to said property, is retained herein for the benefit of said BANK OF SOUTH TEXAS, and the same are hereby TRANSFERRED AND ASSIGNED to said BANK OF SOUTH TEXAS, without recourse on grantor.

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

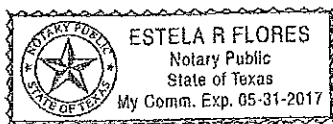
  
JACK McCLELLAND

ACKNOWLEDGMENT

STATE OF TEXAS  
COUNTY OF HIDALGO

§  
§

This instrument was acknowledged before me on the 18<sup>th</sup> day of November, 2015  
by JACK McCLELLAND.



  
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

AFTER RECORDING RETURN TO:

Law Office of Ciro Ochoa, Jr.  
6013 N. 10<sup>th</sup> St.  
McAllen, Texas 78504  
GF No. 144250/MB/mmm

Desika and Ernesto Rocha  
1733 Stanford Avenue  
McAllen, Texas 78504