



PLANNING DEPARTMENT

Rev. 06-03-15

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 1-13266

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: Noah J. Contreras

Address: P.O. Box 1741
Elsa, TX
78543

Phone: (956) 457-2806

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

Water Supplier: North Alamo water

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

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

regarding the land described as:

Resaca Escondida Lot # 11

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 7-26-05);

(verified by Johanna Vallejo;
(Johanna Vallejo))

(verified by Johanna Vallejo;

(verified by Johanna Vallejo;

(verified by Johanna Vallejo;

Johanna Vallejo
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 06-03-15

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 1-1326de

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: Noah J. Contreras J. ^{NO}

Address: P.O. Box 1741
Elsa, TX 78543

Phone: (956) 457-2806

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

Resaca Escondida Lot # 11

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Noah Contreras
Requesting Party (Signature)

6/1/2016
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:

6/8/2016
Date

Johanna Valler
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:

1-13266

Mar. 14, 2016

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

R2056-00-000-0011-00

[1] OWNER: CONTRERAS, NOAH JACON

[7] LEGAL DESC./NAME OF SUBDIVISION
RESACA ESCONDIDA LOT #11

P.O. BOX 1741
ELSA, TEXAS 78543

Telephone No. 472-3927

LOCATION: 0

[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.: \$100,000

[5] SIZE OF STRUCTURE: 2,350 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
NO

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

Special Conditions: No construction allowed over any easements.
MUST COMPLY W/ COUNTY SETBACKS FRONT 25'
SIDES 6' REAR 30'

FOR COUNTY USE ONLY
APPLICATION FEES

Johanna Vallejo 3/14/2016
Prepared by Date

OTHER
TOTAL AMOUNT \$30.00

Gilbert Pecina 3/7/2016
Approved by Date

Light [X] Water [X]

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

Community No.: 480334

Certification of Elevation
Required: YES NO BFE

[Signature] 3/14/14
Signature of Owner or Applicant 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]

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.

Warranty Deed with Vendor's Lien

Date: February 17, 2016

Grantor: GONZALES FAMILY LIMITED PARTNERSHIP, a Texas limited partnership

Grantor's Mailing Address:

GONZALES FAMILY LIMITED PARTNERSHIP
P. O. Box 4324
Brownsville, TX 78523

Grantee: NOAH JACOB CONTRERAS, a single person

Grantee's Mailing Address:

NOAH JACOB CONTRERAS
P. O. Box 1741
Elsa, TX 78543

A true copy of the original

I certify this 22nd day
of February, 2016.

Cynthia C. C...

Consideration:

Cash and a note of even date executed by Grantee and payable to the order of Elsa State Bank & Trust Co. in the principal amount of ONE HUNDRED TWENTY-ONE THOUSAND EIGHT HUNDRED FIFTY AND NO/100 DOLLARS (\$121,850.00). The note to the extent of TWENTY-FOUR THOUSAND AND NO/100 DOLLARS (\$24,000.00) is secured by a first and superior vendor's lien and superior title retained in this deed in favor of Elsa State Bank & Trust Co. and by a first-lien deed of trust of even date from Grantee to Cesar Gonzalez, trustee.

Property (including any improvements):

All of Lot 11, RESACA ESCONDIDA SUBDIVISION, an Addition to the City of Elsa, Hidalgo County, Texas, according to the map recorded in Volume 48, Pages 102 thru 105, 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:

Statutory easements, rules, regulations and rights in favor of Hidalgo and Cameron Counties Water Control and Improvement District No. 9.

Minimum floor elevations, setback lines, easements and restrictions as shown on the map of Resaca Escondida Subdivision, recorded in Volume 48, Pages 102 thru 105, Map Records of Hidalgo County, Texas.

Right of way easement for roadways, canals, drainage ditches, laterals, etc., in favor of American Rio Grande Land & Irrigation Company as shown by instrument dated March 6, 1924, recorded in Volume 267, Page 533, Deed Records of Hidalgo County, Texas.

Pipeline easement in favor of North Alamo Water Supply Corporation as shown by instrument recorded in Volume 1260, Page 667, Deed Records of Hidalgo County, Texas.

Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, by and between Foy H. Easley, as Lessor, and Sun Oil Company, as Lessee, dated May 26, 1965, recorded in Volume 298, Page 33, Oil and Gas Records of Hidalgo County, Texas.

Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated June 14, 1984, recorded in Volume 2051, Page 951 and dated July 3, 1984, recorded in Volume 2051, Page 907, Official Records of Hidalgo County, Texas.

Terms, stipulations and conditions contained in Declaration of Unit as set forth in instrument dated August 3, 1967, recorded in Volume 313, Page 837, Oil and Gas Records of Hidalgo County, Texas.

Mineral and/or royalty reservation contained in deed dated January 19, 1943, recorded in Volume 502, Page 516 and dated April 1, 1976, recorded in Volume 1479, Page 658, Deed Records of Hidalgo County, Texas.

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

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


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.

Elsa State Bank & Trust Co., at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of Elsa State Bank & Trust Co. and are transferred to Elsa State Bank & Trust Co. without recourse against Grantor.

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

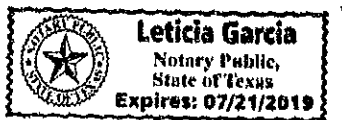
GONZALES FAMILY LIMITED PARTNERSHIP,
a Texas limited partnership, acting by and through
its general partner, G. T. ESTATES, INC., a Texas
corporation



Abel Gonzales, President

STATE OF TEXAS)

COUNTY OF Cameron)

This instrument was acknowledged before me on February 18, 2016, by Abel Gonzales, President of G. T. ESTATES, INC., a Texas corporation as its general partner, on behalf of GONZALES FAMILY LIMITED PARTNERSHIP, a Texas limited partnership.




Notary Public, State of Texas
My commission expires:

7/21/19

PREPARED IN THE OFFICE OF:

Law Office of Paul Hemphill
815 Ridgewood
Brownsville, Texas 78520
Tel: (956) 546-5596
Fax: (956) 544-7201