



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: 1-15093

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: THOMAS DE LA CRUZ

Address: 8617 CHULA

VISTA, ELSA

TX 78543

Phone: 956-261-1496

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

Water Supplier: NORTH ALAMO

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

Account/ESI No.: #323743-001

Temporary Pole Permanent Service

regarding the land described as:

Campana Ph 3 lot 5 BIK

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 6-25-07);
(M.V.E.C. Liaison)

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



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T.J. Arredondo, CFM
Director of Planning

Application No: 1-15093

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: THOMAS DE LA CRUZ
Address: 8617 CHULA VISTA DR.
ELSA TX 78543
Phone: 956-261-1496

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

LOT: 5 BLK: 2 SUB: CAMPANA PHASE: 3

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] 10-27-17
Requesting Party (Signature) 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:

10/31/17
Date

[Signature]
County Official

Charge to: VLIC
GF # 14474

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.

Special Warranty Deed with Vendor's Lien

Date: October 12, 2015

Grantor: G-M BELL FAMILY HOLDINGS, L.L.C., a Texas Limited Liability Company

Grantor's Mailing Address:

G-M BELL FAMILY HOLDINGS, L.L.C.
P. O. Box 1800
Elsa, TX 78543

Grantee: THOMAS DE LA CRUZ and ALIN TOVAR, a married couple

Grantee's Mailing Address:

THOMAS DE LA CRUZ and ALIN TOVAR
P. O. Box 291
La Blanca, TX 78558

Consideration:

Cash and a note of even date executed by Grantee and payable to the order of Grantor in the principal amount of THIRTY THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$30,500.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to TERRY D. KEY, trustee.

Property (including any improvements):

All of Lot 5, Block 2, CAMPANA SUBDIVISION PHASE III, an Addition to the City of Elsa, Hidalgo County, Texas, according to the map recorded in Volume 53, Page 108, 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:

- 1) Restrictive covenants dated November 19, 2007, filed November 28, 2007 under Document Number 2007-1830475 and dated April 9, 2008, filed April 9, 2008 under

Document Number 2008-1877628, Official Records and Volume 53, Page 108, Map Records of Hidalgo County, Texas, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.

- 2) Annual maintenance charge and/or current assessments as set forth in instrument dated November 19, 2007, filed November 28, 2007 under Document Number 2007-1830475 and dated April 9, 2008, filed April 9, 2008 under Document Number 2008-1877628, Official Records of Hidalgo County, Texas.
- 3) Statutory easements, rules, regulations and rights in favor of Hidalgo and Cameron Counties Water Control and Improvement District No. 9.
- 4) Minimum floor elevations, setback lines, easements and restrictions as shown on the map of Campana Subdivision Phase III, recorded in Volume 53, Page 108, Map Records of Hidalgo County, Texas.
- 5) Easements for roadways, canals, drainage ditches, etc., in favor of American Rio Grande Land & Irrigation Company as shown by instrument dated June 10, 1919, recorded in Volume 87, Page 217, Deed Records of Hidalgo County, Texas.
- 6) Mineral and/or royalty reservation contained in deed dated December 22, 1949, recorded in Volume 677, Page 622, Deed Records of Hidalgo County, Texas.
- 7) Mineral and/or royalty reservation in deed dated January 18, 1973, recorded in Volume 1349, Page 979, Deed Records of Hidalgo County, Texas.
- 8) Terms, stipulations and conditions contained in a Non-Drilling Agreement, dated January 18, 1973, recorded in Volume 1349, Page 979, Deed Records of Hidalgo County, Texas.
- 9) Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, executed by John Lewie Hoyt and wife, Jewell Ruth Hoyt to Hale Schaleben, dated August 4, 1955. Recorded in Volume 177, Page 275, Oil and Gas Records of Hidalgo County, Texas. Said lease was assigned to Gulf Oil Corp. by instrument dated August 9, 1955, recorded in Volume 177, Page 277, Oil and Gas Records of Hidalgo County, Texas.
- 10) Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, executed by John Lewie Hoyt and wife, Jewell Ruth Hoyt to G.A. Gacke, dated May 6, 1965, recorded in Volume 298, Page 202, Oil and Gas Records of Hidalgo County, Texas. Said lease was assigned to Humble Oil & Refining Co. by instrument dated July 6, 1965, recorded in Volume 304, Page 814, Oil and Gas Records of Hidalgo County, Texas.
- 11) Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, executed by Jimmie M. Hoyt to Trinity Royalty Company, dated October 29, 1997, filed January 23, 1998 under Document Number 650136, Official Records of Hidalgo County, Texas.
- 12) Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, executed by Jimmie M. Hoyt to Trinity Royalty Company, dated October 29, 1997, filed January 23, 1998 under Document Number 650136, Official Records of Hidalgo County, Texas.
- 13) Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, executed by Katherine Peay Hoyt to Coastal Oil & Gas USA, L.P., dated December 1, 2000, filed January 31, 2001 under Document Number 939588, Official Records of Hidalgo County, Texas.

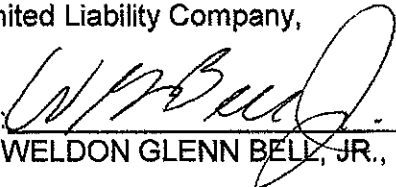
Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee 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 when the claim is by, through, or under Grantor but not otherwise, 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.

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, EXCEPT FOR THOSE CONTAINED IN THE PURCHASE CONTRACT, THIS DEED, AND THE OTHER CLOSING DOCUMENTS. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION AND THE REPRESENTATIONS AND WARRANTIES EXPRESSLY CONTAINED IN THE PURCHASE CONTRACT, THIS DEED, AND THE OTHER CLOSING DOCUMENTS.

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

G-M BELL FAMILY HOLDINGS, L.L.C., a Texas
Limited Liability Company,

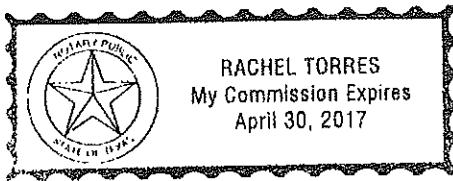
BY: 
WELDON GLENN BELL, JR., President

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., a Texas Limited Liability Company, as its President, for the purposes and consideration therein expressed.

Given under my hand and seal of office this 21 day of Oct, 2015.



Rachel Torres

Notary Public, State of Texas

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

Chapter 232 Texas LGC Application

APPLICATION NO:

1-15093

Jul. 31, 2017

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

C0740-03-002-0005-00

[1] OWNER: DE LA CRUZ, THOMAS
TOVAR, ALIN
PO BOX 291
LA BLANCA TX 78558
Telephone No. 532-7669

[7] LEGAL DESC./NAME OF SUBDIVISION
CAMPANA PH 3 LOT5 BLK 2

LOCATION: 0 FM 88 & MILE 16

[2] CONTRACTOR: SELF

[8] SEWAGE: EXIST

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: BLOC

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

[10] EST. COST OF CONST.: \$150,000

[5] SIZE OF STRUCTURE: 2,300 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES

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

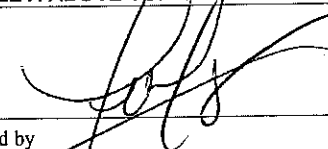
Property ID# 721901

NO

Special Conditions: No construction allowed over any easements.

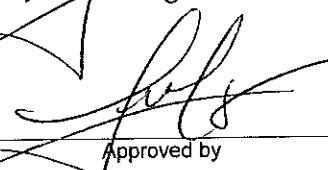
MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS
SETBACKS FRONT:25' REAR:55' SIDES:10'
MIN. ELEV. ABOVE TOP CURB 18"

FOR COUNTY USE ONLY APPLICATION FEES


Prepared by

7/31/17
Date

OTHER _____
TOTAL AMOUNT \$30.00


Approved by

7/31/17
Date

Light [X] Water [X]

Flood Zone: NO
Panel No. /Suffix: 0450C Pct: 0

Community No.: 480334

Certification of Elevation
Required: YES NO BFE


Signature of Owner or Applicant

7-31-2017
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.