

PLANNING DEPT. PCT 3 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	JGF ENTERPRISES, LP	3-12154
2.		
3.		
4.		
5.		
6.		
7.		
	COMM. COURT: MARCH 13, 2012	



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: 3-12154

2/22/12

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: JMF Enterprises, LP.

Address: P.O. Box 1000
MISSION, TX 78573

Phone: 956-583-1114

Approved by Environmental Health:	Temporary Service	Final Service
<u>[Signature]</u> Authorized Signature	<u>[Signature]</u> Authorized Signature	<u>[Signature]</u> Authorized Signature
Inspection/Permit No:	<u>3300</u>	
Date Approved:	<u>3/16/12</u>	<u>1 1</u>

Water Supplier: SHAWLAND

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

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

regarding the land described as: BASHAM 43, LOT 19

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 7/2/96);

(verified by Roy Cantu);
Roy Cantu

(verified by Roy Cantu);
Roy Cantu

(verified by Roy Cantu);
Roy Cantu

(verified by Roy Cantu);
Roy Cantu

[Signature] 3/6/12
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST: _____
Hidalgo County Clerk

Date



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

Application No:

3-12154
2/22/12

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: JRM JLF Enterprises, LP

Address: P.O. Box 1000
Mission, TX 78573

Phone: 956-583-1114

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

Basham 43, Lot 19

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)

3/6/12
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:

3/6/12
Date

[Signature]
County Official

SPECIAL WARRANTY DEED

Notice of Confidentiality Rights: If you are a natural person, you may remove or strike any or all of the following information from this instrument before it is filed for record in the public records: Your Social Security Number or your Driver's License Number.

Date: February 15, 2012

Grantor: Siomara Sanchez and husband, Rene Sanchez

Grantor's Mailing Address (including county): 903 Chesterwood Dr.
Pearland, Texas 77581
Brazoria County, Texas

Grantee: JGF Enterprises, L.P., a Texas Limited Partnership

Grantee's Mailing Address (including county): P. O. Box 1000
Mission, Texas 78573-1000
Hidalgo, Texas

Consideration: Ten Dollars and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged.

Property (including any improvements):

Lot 19, Basham No. 43 Subdivision, an addition to the City of Mission, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 31, Page 83-A, Map Records, Hidalgo County, Texas, together with all of Grantor's interest in all oil, gas and other minerals, in, on, under, or that may be produced from said land, including all bonus, executive rights, and royalty.

Reservations from and Exceptions to Conveyance and Warranty:

1. Restrictions recorded in Clerk's File No. 535452, Official Records and Volume 31, Page 83-A, Map Records, Hidalgo County, Texas.
2. Right of Way Contract dated July 26, 1952, recorded in Volume 751, Page 360, Deed Records, Hidalgo County, Texas.
3. Easements, rules, regulations and rights in favor of Hidalgo County Irrigation District No. 6.

- 4. Easements and reservations as may appear upon the recorded map and dedication of said subdivision.
- 5. Standby fees, taxes and assessments by any taxing authority for the year 2012, and 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 warranty, when the claim is by, through, or under Grantor, but not otherwise

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

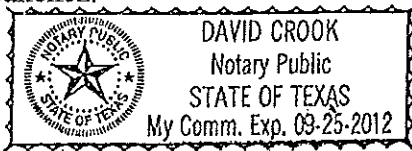
Siomara Sanchez
Siomara Sanchez

Rene Sanchez
Rene Sanchez

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on February 15, 2012, by Siomara Sanchez.

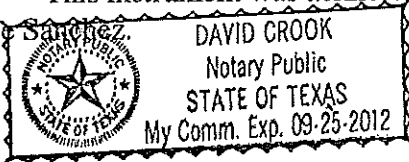


David Crook
Notary Public, State of Texas

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on February 15, 2012, by Rene Sanchez.



David Crook
Notary Public, State of Texas