

PLANNING DEPT. PCT 3 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	JUAN J MENDOZA	3-12114
2.		
3.		
4.		
5.		
6.		
7.		
	COMM. COURT: JUNE 26, 2012	



PLANNING DEPARTMENT

County of Hidalgo

Rev. 02-19-10

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: 3-12114

2/14/12

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: Juan J. Mendoza

Address: 2217 W Mile 6 1/2 RD
MISSION TX 78574

Phone: 956-240-7637

Approved by Environmental Health:	Temporary Service	Final Service
	Authorized Signature	<u>Cyrotomontoya</u> Authorized Signature
Inspection/Permit No:		<u>48948-1350</u>
Date Approved:	<u>1 1</u>	<u>6/14/12</u>

Water Supplier: Shary had water

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

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

regarding the land described as:

Morefield Heights Lot #9

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 8/30/96);

(verified by Humberto Garcia);

(verified by Humberto Garcia);

(verified by Humberto Garcia);

(verified by Humberto Garcia);

[Signature]
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



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Raul E. Sesin, P.E., CFM
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Application No: 3-12114

2/14/12

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: Juan J. Mendoza

Address: 2217 W 6 1/2 Mile RD
MISSION TX 78574

Phone: 956-240-7637

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

Moorefield Heights Lot #9

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)

6/13/12
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease

- Rent Receipt
- Affidavit
- Other (describe) copy of 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:

6/13/12
Date

[Signature]
County Official

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

Date: June 1, 2010

Grantor: ANDREA MELENDEZ a/k/a MARIA ANDREA MELENDEZ and husband,
SAMUEL MELENDEZ, pro forma

Grantor's Mailing Address (including county):

310 Lula Street
Alvin, Texas 77511
Brazoria County

Grantee: JUAN JOSE MENDOZA, JR.

Grantee's Mailing Address (including county):

103 Moorefield
Mission, Texas 78572
Hidalgo County

Consideration: TEN AND NO/100 DOLLARS and other good and valuable consideration

Property (including any improvements):

All of Lot Nine (9), Moorefield Heights Subdivision, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 31, Page 131, Map Records of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations From and Exceptions to Conveyance and Warranty:

SUBJECT TO mineral reservations of record;

SUBJECT TO Oil, Gas and Mineral Leases of record, if any;

SUBJECT TO rules, regulations, rights of way and easements in favor of water district which property is located;


SUBJECT TO all easements and restrictions of record and all visible easements.

Taxes for 2010 and subsequent years which Grantee assumes and agrees to pay.

Grantor, for the consideration, receipt of which is acknowledged, 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 conveyance and warranty.

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

NO TITLE EXAMINATION WAS REQUESTED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT, NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION ON TITLE AND/OR TAXES TO THIS PROPERTY.


ANDREA MELENDEZ a/k/a
MARIA ANDREA MELENDEZ


SAMUEL MELENDEZ

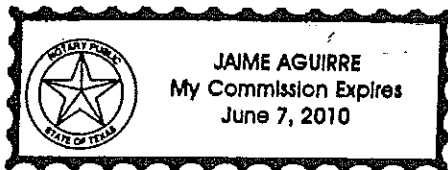
ACKNOWLEDGMENT

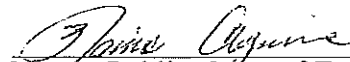
STATE OF TEXAS

§
§
§
§

COUNTY OF HIDALGO

This instrument was acknowledged before me on June 2, 2010, by ANDREA MELENDEZ a/k/a MARIA ANDREA MELENDEZ and husband, SAMUEL MELENDEZ.




Notary Public, State of Texas

PREPARED IN THE LAW OFFICE OF:
Ciro Ochoa, Jr.
2121 E. Griffin Pkwy., Suite 16
Mission, Texas 78572

AFTER RECORDING RETURN TO:
Law Office of Ciro Ochoa, Jr.
2121 E. Griffin Parkway, Ste. 16
Mission, Texas 78572

Chapter 232 Texas LGC Application

APPLICATION NO:

3-12144

Feb. 14, 2012

COUNTY OF HIDALGO
PLANNING DEPARTMENT

PO DRAWER B
TEL 318-2840

EDINBURG TX 78539
FAX 318-2844

M6265-00-000-0009-00

[1] OWNER: MENDOZA, JUAN JOSE

6 1/2 N.
MISSION TX 78574-8271

Telephone No. 240-7637

[7] LEGAL DESC./NAME OF SUBDIVISION
MOOREFIELD HEIGHTS LOT 9
ZONE C-44

LOCATION: 0 6 MILE & MOOREFIELD

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTA

[3] WATER SYSTEM: SHAR

[9] CONSTRUCTION TYPE: META

[4] PURPOSE OF APPLICATION: MOBILE HOMES
44-MOBILE HOMES/ RV

[10] EST. COST OF CONST.: \$14,000

[5] SIZE OF STRUCTURE: 1,320 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: RES NEW M/H

Special Conditions: No construction allowed over any easements.
F25 R30 S6

FOR COUNTY USE ONLY
APPLICATION FEES

OTHER _____

TOTAL AMOUNT \$30.00

Light [X]

Water [X]

Flood Zone: NO

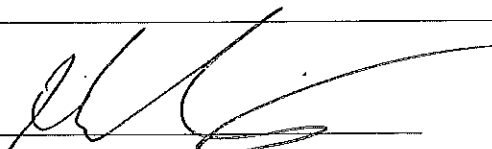
Panel No. /Suffix: _____ Pct: 3

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.

Prepared by  Date 2/14/12

Approved by _____ Date _____

Signature of Owner or Applicant  Date 2/14/12

[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.