

PLANNING DEPT. PCT 3 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	GENOVEVA LOPEZ	3-12570
2.		
3.		
4.		
5.		
6.		
7.		
	COMM. COURT: AUG 7, 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: 3-12570

6/30/12

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: GENOVEVA LOPEZ

Address: 5104 KARINA ST.
MISSION TX

Phone: 956) 400-8764

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	_____
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 1</u>	<u>7/30/12</u>

Water Supplier: Agua SUD

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

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

regarding the land described as: Basham #38 Lot 32

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 4/4/95);

(verified by Roy Cantu);
Roy Cantu

(verified by Roy Cantu);
Roy Cantu

(verified by Roy Cantu);
Roy Cantu

(verified by Roy Cantu);
Roy Cantu

Sandra Cantu 7/30/12
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

Precinct 1 2 3 4

Application No:

312570
6/5/12

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: GENOVEVA LOPEZ

Address: SIDA KATELINA M.
MISSION TX.

Phone: 956) 400-8764

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

Basham #38 Lot 32

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

X GENOVEVA LOPEZ
Requesting Party (Signature)

06/5/12
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:

7/30/12
Date

Sandra Cantu
County Official

WARRANTY DEED

2183492

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY 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: December 29, 2010
Grantor: Rigoberto Ramirez
P.O. Box 1021
Los Ebanos, Texas 78565
Grantee: Genoveva Lopez-Martinez, a married Woman
5104 Katrina Drive
Mission, Texas 78574

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

ALL OF LOT THIRTY TWO (32) BASHAM SUBDIVISION NO 38, AN ADDITION TO THE CITY OF MISSION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 30, PAGE 25, MAP RECORDS OF HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES.

TO HAVE AND TO HOLD THE SAME, together with all hereditaments and appurtenances thereunto belonging, or in any wise appertaining, to Grantee, Grantee's heirs and assigns, in fee simple.

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 Grantees heirs, successors, and assigns forever. Grantor binds Grantor and Grantors heirs and successors to warrant and forever defend all and singular the property to Grantee and Grantees 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.

This conveyance is made subject to: (i) all validly existing covenants, restrictions, easements, and encumbrances of record and all validly existing easements, rights of way and prescriptive rights, whether of record or not; ii) all mineral reservations or oil, gas and mineral leases, outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, which affect the property; iii) any valid rules, regulations, rights of way, and easements in favor of any water or other district in which the property is located; iv) validly existing rights of adjoining owners in any walls and fences situated on a common boundary, any discrepancies, conflicts or shortages in area or boundary lines, and any encroachments or overlapping of improvements, and; v) subject to the lien of taxes for any prior year and the current year, and assessments, now or hereafter due, including assessments arising from a change in land usage, ownership or both, all of which Grantee agrees to pay.

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

WITNESS my hand and seal of said Grantor this 29th
Day of December, 2010

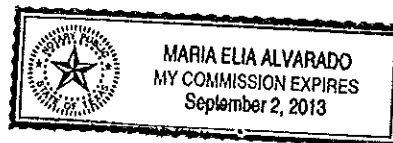
Rigoberto Ramirez.
RIGOBERTO RAMIREZ (GRANTOR)

STATE OF TEXAS)
)
COUNTY OF HIDALGO)

This instrument was acknowledged before me on December 29, 2010,
by RIGOBERTO RAMIREZ (GRANTOR)

WITNESS my hand and official seal.

Maria E. Alvarado
MARIA E. ALVARADO, Notary Public,
State of Texas, County of Hidalgo
My comm. exp.: 09/02/2013



MAIL IT TO:

GENOVEVA LOPEZ-MARTINEZ
5104 KATRINA DRIVE
MISSION, TEXAS 78574

Chapter 232 Texas LGC Application

APPLICATION NO:
3-12570
Jun. 5, 2012

COUNTY OF HIDALGO
PLANNING DEPARTMENT
PO DRAWER B EDINBURG TX 78539
TEL 318-2840 FAX 318-2844

B1900-38-000-0032-00

[1] OWNER: LOPEZ, GENOVEVA MARTINEZ
5104 CATRINA DR

[7] LEGAL DESC./NAME OF SUBDIVISION
BASHAM #38 LOT 32
X-25

MISSION, TX 78574

Telephone No. 400-8764

LOCATION: 0 DOFFING RD & 5 ML

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTA

[3] WATER SYSTEM: AGUA

[9] CONSTRUCTION TYPE: BLOC

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

[10] EST. COST OF CONST.: \$15,000

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

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: NEW RES ZONE X

Special Conditions: No construction allowed over any easements.
MUST COMPLY W/ALL REGULATIONS AND SETBACKS.
FRONT 25' SIDES 6' REAR 15'
24 INCHES ABOVE NATURAL GROUND.

FOR COUNTY USE ONLY APPLICATION FEES

Sandra Carter
Prepared by

6/5/12
Date

OTHER _____
TOTAL AMOUNT \$30.00

Light [X] Water [X]

Flood Zone: NO
Panel No. /Suffix: 02900 Pct: 3

Community No.: 480334

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.

A. Garcia
Approved by

6/1/12
Date

GENOVEVA LOPEZ
Signature of Owner or Applicant

06512
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.