

PLANNING DEPT. PCT 3 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	JUANITA MENDOZA	3-12881
2.	JOSE A PACHECO	3-12882
3.		
4.		
5.		
6.		
7.		
	COMM. COURT: OCTOBER 1, 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

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

Precinct 1 2 (3) 4

Application No: 3-12881

9/24/12

HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

SEWER

Upon the application of:

Name: Juanita Mendozas

Address: 1603 N Rhode Island St
Alton Tx 78575

Phone: (956) 776-6831

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 / 1</u>	<u>3160-1350</u> <u>9/24/12</u>

Water Supplier: Shary land

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

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

regarding the land described as:

Basham #5 Lot 18

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 8/20/80);
 (verified by Sandra Canter);
 (verified by Sandra Canter);
 (verified by Sandra Canter);
 (verified by Sandra Canter);

Sandra Canter 9/24/12
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: 3-12881

9/24/12

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: Juanita Mendez

Address: 1603 N Rhode Island St
Alton Tx. 78573

Phone: (956) 776-6831

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

Basham #5 Lot 18

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Juanita Mendez
Requesting Party (Signature)

9/24/12
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:

9/24/12
Date

Sandra Carter
County Official

^z
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

Date: August 30, 2012

Grantor: Abiel Ramon

Grantor's Mailing Address:

550 W. 3 Mile Line
Palmhurst Texas 78573
Hidalgo County

Grantee: Juanita Mendoza

Grantee's Mailing Address:

1603 N. Rhode Island
Alton, Texas 78573
Hidalgo County

Consideration:

Cash payable to the order of Grantor.

Property (including any improvements):

TRACT 3: LOT 18, BASHAM SUBDIVISION NO. 5, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN THAT WARRANTY DEED RECORDED ON MAY 26, 1994, DOCUMENT NUMBER 388947, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

Reservations from Conveyance:

None

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.


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


Abiel Ramon

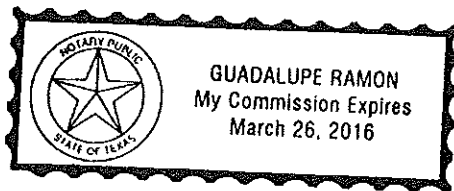
STATE OF TEXAS)

COUNTY OF HIDALGO)

This instrument was acknowledged before me on August 30, 2012, by Abiel Ramon


Notary Public, State of Texas
My commission expires: 3/26/2016

PREPARED IN THE OFFICE OF:
THE LAW OFFICE OF ROBERT PUENTE
606 N. MCCOLL RD.
MCALLEN, TEXAS 78501
Tel: (956) 618-9904
Fax: (956) 618-1490



Chapter 232 Texas LGC Application

APPLICATION NO:
3-12881
Sep. 24, 2012

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

B1900-05-000-0018-00

[1] OWNER: MENDOZA, JUANITA
1603 N RHODE ISLAND ST

[7] LEGAL DESC./NAME OF SUBDIVISION
BASHAM #5 LT 18
X-29

ALTON, TX 78573

Telephone No. 776-6831

LOCATION: 0 LA HOMA RD & 4 ML

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTA

[3] WATER SYSTEM: SHAR

[9] CONSTRUCTION TYPE: WOOD

[4] PURPOSE OF APPLICATION: MOVED BUILDING
29-RESIDENTIAL MOVE-IN/RELO.BUILD.

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

[5] SIZE OF STRUCTURE: 864 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: RES MOVE IN ZONE X

Special Conditions: No construction allowed over any easements.

MUST COMPLY W/ALL REGULATIONS AND SETBACKS.

FRONT 25' SIDES 6' REAR 15'

18 INCHES ABOVE NATURAL GROUND.

FOR COUNTY USE ONLY APPLICATION FEES

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.

Sandra Carter
Prepared by

9/24/12
Date

R. Carter
Approved by

9/17/12
Date

Juanita Mendoza
Signature of Owner or Applicant

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.



PLANNING DEPARTMENT

Rev. 02-19-10

County of Hidalgo

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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:

3-12882
9/25/12

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: Jose A Pacheco

Address: 2015 E 28 TH ST

Mission TX 78574

Phone: 956 960 2737

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

Basham #23 lots 1

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)

9/25/12
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:

9/25/12
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

(CONFORMS TO TEXAS STATE BAR FORM 2252 rev.10-85)

Date: July 30, 2012

Grantor: JOAQUIN ROMERO, a single man

Grantor's Mailing Address (including county): 27 S. Beard St.
Danville, Illinois 61832
Vermilion County

Grantee: JOSE ANTONIO PACHECO

Grantee's Mailing Address (including county): 823 S. Alton Blvd. #20
Alton, Texas 78573
Hidalgo County

Consideration: TEN AND NO/100THS DOLLARS (\$10.00) and other good and valuable consideration.

Property (including any improvements):

All of Lot 21, BASHAM SUBDIVISION NO. 23, Hidalgo County, Texas, according to the map recorded in Volume 26, Page 198B, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from and Exceptions to Conveyance and Warranty:

SUBJECT TO All oil, gas and mineral reservations of record;

SUBJECT TO All valid oil, gas and mineral leases of record;

SUBJECT TO Building and restrictive covenants of record and restrictive covenants

Dated March 2, 1993, filed December 9, 1994 under Document Number 424342, Official Records and Volume 26, Page 198B, 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;

SUBJECT TO Statutory easements, rules, regulations and rights in favor of Hidalgo County Irrigation District No. 6.;

SUBJECT TO Minimum floor elevations, setback lines, easements and restrictions as shown on the map of Basham Subdivision No.23, recorded in Volume 26, Page 198B, Map Records of Hidalgo County, Texas;

SUBJECT TO Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated June 7, 1982, by and between Guillermo Valverde and wife, Margaret Valverde, as Lessor, and Barranca Oil and Gas Corporation, as Lessee, recorded in Volume 418, Page 938, and ratified by instrument dated August 10, 1982, recorded in Volume 418, Page 921, Oil and Gas Records of Hidalgo County, Texas. Reference to which instrument is here made for particulars;

SUBJECT TO Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated September 10, 2004, by and between Margaret F. Valverde, as Lessor, and Sydney Investments, LTD., as Lessee, recorded on September 10, 2004, in Document Number 1392100, Official Records of Hidalgo County, Texas. Reference to which instrument is here made for particulars;

SUBJECT TO Order and Resolution of the Board of Directors of Hidalgo County Irrigation District No.6 as shown by instrument filed September 8, 1992, recorded in Volume 3322, Page 563, Official Records of Hidalgo County, Texas;
SUBJECT TO Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway; and
SUBJECT TO Taxes for the year 2012, and all 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 conveyance and warranty.

Grantor has executed and delivered this Deed and has granted, bargained, sold and conveyed the Property, and Grantee has accepted this Deed and has purchased the Property "as is", "where is" and "with all faults", and without any representations or warranties whatsoever, express or implied, written or oral, it being the intention of Grantor and Grantee to expressly negate and exclude all representations and warranties, including, but not limited to (i) the physical condition of the property or any element thereof, including, without limitation, warranties related to suitability for habitation, merchantability or fitness for a particular purpose; (ii) the nature or quality of construction, structural design and engineering of any improvements; (iii) the quality of the labor and materials included in any improvements; (iv) the soil conditions, drainage or other conditions existing at the property with respect to any particular purpose, developmental potential or otherwise; (v) all warranties created by any affirmation of fact or promise or by any description of the property; and (vi) all other warranties and representations whatsoever, except the warranty of title expressly set forth herein.

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

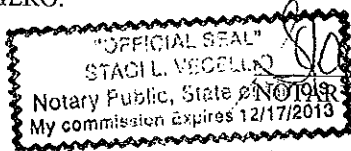

JOAQUIN ROMERO

(ACKNOWLEDGMENT)

STATE OF ILLINOIS §

COUNTY OF VERMILION §

This instrument was acknowledged before me on the 2nd day of August, 2012, by JOAQUIN ROMERO.




PUBLIC, STATE OF ILLINOIS

PREPARED IN THE LAW OFFICE OF:
LOUIS C. BROWN
ATTORNEY AT LAW
1207 CONWAY
MISSION, TX 78572
(956) 585-4864

AFTER RECORDING RETURN TO:
LOUIS C. BROWN
ATTORNEY AT LAW
1207 CONWAY
MISSION, TX 78572
FILE NO.: 7-12-21390

Chapter 232 Texas LGC Application

APPLICATION NO:
3-12882
Sep. 24, 2012

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

B1900-23-000-0021-00

[1] OWNER: PACHECO, JOSE ANTONIO
21015 E 28TH ST

[7] LEGAL DESC./NAME OF SUBDIVISION
BASHAM #23 LOT 21
C-44

MISSION, TX 78574

Telephone No. 960-2737

LOCATION: 0 SCHUERBACH & 2 1/2 ML

[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.: \$1,500

[5] SIZE OF STRUCTURE: 672 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: RES MH ZONE C

Special Conditions: No construction allowed over any easements.

MUST COMPLY W/ALL REGULATIONS AND SETBACKS.

FRONT 25' SIDES & REAR 15'
18 INCHES ABOVE TOP OF CURB.

FOR COUNTY USE ONLY APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$30.00

Light [X] Water [X]

Flood Zone: NO
Panel No./Suffix: 04/000 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.

Sandra Cantu 9/24/12
Prepared by Date

R. Cantu 9/19/12
Approved by Date

X [Signature] 09-24-12
Signature of Owner or Applicant Date

[NOTICE]

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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.