

PLANNING DEPT. PCT 3 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	JUAN CARDENAS	3-12465
2.		
3.		
4.		
5.		
6.		
7.		
	COMM. COURT: DECEMBER 4, 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: 3-12405

5-3-12

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 CAROENAS

Address: 818 MATA BLVD
MISSION TX

Phone: 941-219-8056

Approved by Environmental Health:	Temporary Service 	Final Service
Inspection/Permit No:	Authorized Signature <u>11/27/12</u>	Authorized Signature <u>11/27/12</u>
Date Approved:	<u>11</u> / <u>27</u> / <u>12</u>	<u>11</u> / <u>27</u> / <u>12</u>

Water Supplier: N/A

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

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

regarding the land described as:
PRAIRIE VIEW HEIGHTS PH 1 Lot # 84

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 5/3/12);
 (verified by Humberto Garcia);
 (verified by Humberto Garcia);
 (verified by Humberto Garcia);
 (verified by Humberto Garcia);

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 23 4

Application No: 3-12465

5-3-12

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 CARDENAS

Address: 818 MATA BLVD
MISSION TX

Phone: 941-219-6056

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

PRAIRIE VIEW HEIGHTS PH 2 LOT #84

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 JUAN CARDENAS 11/21/12
Requesting Party (Signature) Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) PAT.

.....
This part to be filled out by receiving county official:

Location of land verified and completed request accepted by Hidalgo County for processing on:

11/27/12
Date

[Signature]
County Official

WARRANTY DEED

Date: November 4, 1998

736817

Grantor: Leonel Bazan and Jose Amando Rivera, Jr. joined herein proforma by their spouses Maria Nancy Bazan and Armida T. Rivera, respectively

Grantor's Mailing Address: P.O. Box 219 Penitas, Texas 78576

Grantee: Juan Cardenas and wife, Julia Cardenas

Grantee's Mailing Address: Rt. 7 Box 645 Mission, Texas 78572

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

Property (including any improvements): Lot 84, Prairie View Heights Phase I, an Addition to the City of Mission, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 29, Page 55, Map Records, Hidalgo County, Texas.

- Reservations From and Exceptions to Conveyance and Warranty: 1. All prior oil, gas and other mineral reservations and/or conveyances. 2. Oil and gas leases of record, if any. 3. Rights, rules, regulations and easements in favor of any water district in which the subject property may be located. 4. Building restrictions of record, if any. 5. Easements or record and all visible easements. 6. Taxes for the year 1994 and all subsequent years which grantee herein hereby assumes and agrees to pay.

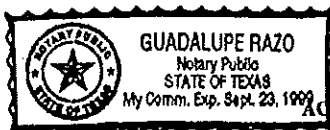
Grantor, for the consideration, receipt of which is acknowledged, and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executor, administrators, successors or assigns forever.

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

Signatures of Leonel Bazan and Jose Amando Rivera, Jr. with their respective titles as agent and attorney in fact for their spouses.

ACKNOWLEDGMENT

This instrument was acknowledged before me on November 4th, 1998, by Leonel Bazan, individually and as agent and attorney in fact for Maria Nancy Bazan.



Signature of Notary Public Guadalupe Razo.

ACKNOWLEDGMENT

This instrument was acknowledged before me on November 4th, 1998, by Jose Amando Rivera, Jr., individually and as agent and attorney in fact for Armida T. Rivera.



Signature of Notary Public Guadalupe Razo.

Chapter 232 Texas LGC Application

APPLICATION NO:
3-12465
May. 3, 2012

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

P8115-01-000-0084-00

[1] OWNER: CARDENAS, JUAN & JULIA
818 MATA BLVD

[7] LEGAL DESC./NAME OF SUBDIVISION
PRAIRIE VIEW HEIGHTS PH 1 LOT 84
C-25

MISSION TX 78572-2300

Telephone No. 802-0795

LOCATION: 0 ABRAM RD AND 1/1/2

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTA

[3] WATER SYSTEM: AGUA

[9] CONSTRUCTION TYPE: BRIC

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

[10] EST. COST OF CONST.: \$113,984

[5] SIZE OF STRUCTURE: 2,192 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: RES. NEW HOUSE ZONE-C

Special Conditions: No construction allowed over any easements.

FRONT 25' BACK 50' SIDES 6'
MUST COMPLY W/ALL COUNTY SETBACK AND REGULATION
18" TOP OF CURB

FOR COUNTY USE ONLY APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$30.00

Light [X] Water [X]

Flood Zone: NO
Panel No. /Suffix: 0400C Pct: 3

Community No.: 480774

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.

[Signature]
Prepared by _____ Date 5/3/12

[Signature]
Approved by _____ Date 5/2/12

[Signature]
Signature of Owner or Applicant _____ Date 5/3/2012

[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.