

PLANNING DEPT. PCT 3 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	NANCY LEAL	3-13842
2.		
3.		
4.		
5.		
6.		
7.		
	COMM. COURT: JULY 9, 2013	



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: 3-13842

6/24/13

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: Wancy Leal

Address: 4409 N. Bentsen Parkway
Mission TX 78574

Phone: (956) 358-7471

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		<u>Agnoti Contr</u>
Date Approved:	<u>1 1</u>	<u>2700</u>
		<u>6/26/13</u>

Water Supplier: Sharyland

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

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

regarding the land described as:

Leal Estates lot #2

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 6/19/07);

(verified by Roy Contru);
Roy Contru

(verified by Roy Contru);
Roy Contru

(verified by Roy Contru);
Roy Contru

(verified by Roy Contru);
Roy Contru

Roy Contru 6/25/13
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



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Application No:

3-13842

6/24/13

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: Nancy Leal

Address: 4409 N. Bentzen Palm dr.

MISSION TX 78574

Phone: (956) 358-7471

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

Leal Estates lot # 2

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)

6-24-13
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:

6/25/13
Date

[Signature]
County Official

GF# 019811, atty

1320107

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.

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

Date: March 29, 2004

Grantor: Juan Jose Pena, Jr., a single person

Grantor's Mailing Address (including county):

P.O. Box 964
Mission, Texas 78573

Grantee: Antonio E. Mercado and wife, Nancy Leal

Grantee's Mailing Address (including county):

Rt. 36 Box 532-L
Mission, Texas 78572

Consideration: TEN AND NO/100 DOLLARS and other good and valuable consideration and the further consideration of a note of even date that is in the principal amount of \$88,000.00 and is executed by Grantee, payable to the order of RIO BANK. The note is secured by a vendor's lien retained in favor of RIO BANK in this deed and by a deed of trust of even date, from Grantee to Edward J. Zinsmeister, Trustee.

RIO BANK, at Grantee's request, having paid in cash to Grantor that portion of the purchase price of the property that is evidenced by the note described, the vendor's lien and superior title to the property are retained for the benefit of RIO BANK and are transferred to RIO BANK without recourse on Grantor.

Property (including any improvements):

Lot One Hundred Fifty (150), BENTSEN GROVES SUBDIVISION, Hidalgo County, Texas, according to map or plat thereof recorded in Volume 7, Page 13, Map Records, Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations From and Exceptions to Conveyance and Warranty:

Save and Except all of the oil, gas and other minerals, in, under and that may be produced from the Property.

1. Subdivision regulations of the County of Hidalgo and/or ordinances or regulations of the city holding extra-territorial jurisdiction of said property.
2. Statutory rights, rules, regulations, easements and liens in favor of Hidalgo County Irrigation District No. 6, pursuant to applicable sections of the Texas Water Code. (Blanket)
3. Rights or claims by Hidalgo County Irrigation District No. 6 to any portion of property lying within canal and/or drain ditch easements and/or rights of way located on the property.
4. Any portion of the above described property lying within the boundaries of dedicated or existing roadways or which may be used for road or street purposes.
5. Easements and reservations as shown according to the map or plat thereof recorded in Volume 7, Page 13, Map Records, Hidalgo County, Texas.
6. Orchard Grove Cove contract dated December 1, 1977, recorded in Volume 276, Page 11

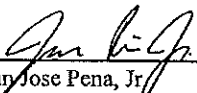
11. Oil, Gas and Mineral Lease dated July 10, 2003, filed February 23, 2004, recorded under Document No. 1300517, Official Records, Hidalgo County, Texas.
12. Mineral reservations and/or conveyances as set forth in instruments dated June 28, 1943 recorded in Volume 514, Page 484 and dated September 24, 1971, recorded in Volume 1299, Page 37, Deed Records, Hidalgo County, Texas.
13. Standby fees, taxes and assessments by any taxing authority for the year 2004 and all subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.

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, by, through or under Grantor, but not otherwise, except as to the reservations from and 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 shall become absolute.

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

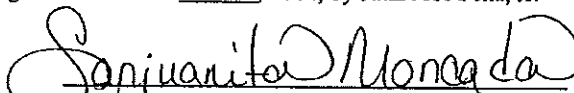
As a material part of the Consideration for this deed, Grantor and Grantee agree that Grantee is taking the Property "AS IS" with any and all latent and patent defects and that there is no warranty by Grantor that the Property has a particular financial value or is fit for a particular purpose. Grantee acknowledges and stipulates that Grantee is not relying on any representation, statement, or other assertion with respect to the Property condition but is relying on Grantee's examination of the Property. Grantee takes the Property with the express understanding and stipulation that there are no express or implied warranties except for limited warranties of title set forth in this deed.



 Juan Jose Pena, Jr.

ACKNOWLEDGMENT

This instrument was acknowledged before me on 3-29, 2004, by Juan Jose Pena, Jr.



 Notary Public

PREPARED IN THE OFFICE OF:
 King, Guerra, Davis & Garcia
 P.O. Box 1025
 Mission, Texas 78572



Chapter 232 Texas LGC Application

APPLICATION NO:
3-13842
Jun. 24, 2013

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

L3810-00-000-0002-00

[1] OWNER: MERCADO, ANTONIO E.
LEAL, NANCY
RT. 36 BOX 532-L
MISSION TX. 78572
Telephone No. 358-7471

[7] LEGAL DESC./NAME OF SUBDIVISION
LEAL ESTATES SUB LOT 2
C-29

[2] CONTRACTOR: SELF

LOCATION: 0 BENSTEN PALM AND 3 MILE

[3] WATER SYSTEM: SHAR

[8] SEWAGE: EXIST

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

[9] CONSTRUCTION TYPE: WOOD

[5] SIZE OF STRUCTURE: 1,240 Sq. Ft.

[10] EST. COST OF CONST.: \$30,000

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

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

Special Conditions: No construction allowed over any easements.
FRONT 50' BACK 25' SOUTHSIDE 15' NORTHSIDE 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 []

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

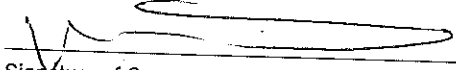
Community No.: 1180334

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 6/24/13


Approved by _____ Date 6/19/13


Signature of Owner or Applicant _____ Date 6-24-13

[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.

