

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	Francisco Javier Medina	4-11651
	COMM. COURT: November 19, 2013	

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: January 16, 2008

Grantor: SALVADOR GONZALEZ AND WIFE, MANUELA GONZALEZ

Grantor's Mailing Address (including county): 6807 Banderas Lane
Edinburg, Hidalgo County, Texas 78541

Grantee: FRANCISCO JAVIER MEDINA

Grantee's Mailing Address (including county): 418 E. Fay
Edinburg, Hidalgo County, Texas 78539

Consideration: Ten and NO/100 Dollars (\$10.00) and other valuable consideration

Property (including any improvements):

All of Lot 40, TRENTON MANOR SUBDIVISION, Hidalgo County, Texas, according to the map recorded in Volume 23, Page 8, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from Conveyance: NONE

Exceptions to Conveyance and Warranty: To the extent they validly exist:

1. Restrictive covenants set forth in instrument recorded in Volume 1814, Page 248, Deed Records and Volume 23, Page 8, Map Records of Hidalgo County, Texas, but omitting any covenant or restrictions 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 does not discriminate against handicapped persons.
2. Blanket easements, rules, regulations and rights in favor of Hidalgo County Irrigation District No. 2.
3. Roadway's as shown on the map of Trenton Manor Subdivision, recorded in Volume 23, Page 8, Map Records of Hidalgo County, Texas.
4. Right of way easement in favor of North Alamo Water Supply Corporation as shown by instrument dated December 17, 1981 recorded in Volume 1759, Page 481, Deed Records of Hidalgo County, Texas.
5. Right of way easement in favor of Hidalgo County Irrigation District No. 2 as shown by instrument dated September 30, 1986, recorded in Volume 2348, Page 705, Official Records of Hidalgo County, Texas.
6. Right of way easement in favor of Hidalgo County Irrigation District No. 2 as shown by instrument dated September 30, 1986, recorded in Volume 2348, Page 712, Official Records of Hidalgo County, Texas.
7. Right of way easement in favor of Hidalgo County as shown by instrument dated March 25, 1974, recorded in Volume 1400, Page 829, Deed Records of Hidalgo County, Texas.
8. Right of way easement in favor of Reliant Energy Field Services, Inc. as shown by instrument dated March 16, 1999, filed September 7, 1999, under Document Number 804515, Official Records of Hidalgo County, Texas.
9. Right of way easement in favor of Reliant Energy Filed Services, Inc. as shown by instrument dated April 1, 1999, filed September 7, 1999, under Document Number 804510, Official Records of Hidalgo County, Texas.
10. Terms, stipulations and conditions contained in Oil, Gas and Mineral Lease executed by Ila Mae Haddock as Trustee the Ila Haddock Testamentary Trust to Remora Oil Company, dated December 14, 1998, filed December 15, 1998 under Document Number 733015, Official Records of Hidalgo County, Texas. Ratification as shown by instrument dated March 23, 1999, filed March 25, 1999 under Document Number 759095, Official Records of Hidalgo County, Texas.
11. Terms, stipulations and conditions contained in Oil, Gas and Mineral Lease executed by Ila Mae Haddock, as Trustee of The Ira Haddock Testamentary Trust to Samson Lone Star Limited Partnership, dated August 14, 2001, filed November 7, 2001 under Document Number 1023101, Official Records of Hidalgo County, Texas. Ratification as shown by instrument dated May 13, 2002, filed May 16, 2002 under Document Number

- 12. Terms, stipulations and conditions contained in Oil, Gas and Mineral Lease executed by Ila Mae Haddock to Jerry L. Keehan, Inc., dated January 24, 1996, filed February 29, 1996 under Document Number 507079, Official Records of Hidalgo County, Texas.
- 13. All oil gas and other minerals have been heretofore reserved by prior grantors as set forth in Deed dated March 29, 1979 recorded in Volume 1363, Page 565, Deed Records of Hidalgo County, Texas.
- 14. Standby fees, taxes and assessments by any taxing authority for the year 2008, and subsequent years, the payment of which Grantee assumes.

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.

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

Salvador Gonzalez
SALVADOR GONZALEZ

Manuela Gonzalez
MANUELA GONZALEZ

STATE OF TEXAS

COUNTY OF HIDALGO

This instrument was acknowledged before me on Feb 4, 2008 by SALVADOR GONZALEZ.



Belia N. Saenz
NOTARY PUBLIC - STATE OF TEXAS

STATE OF TEXAS

COUNTY OF HIDALGO

This instrument was acknowledged before me on Feb. 4, 2008 by MANUELA GONZALEZ.



Belia N. Saenz
NOTARY PUBLIC / STATE OF TEXAS

AFTER RECORDING RETURN TO :
FRANCISCO JAVIER MEDINA
418 E. Fay
Edinburg, Texas 78539

PREPARED IN THE LAW OFFICE OF:
L.G. 'JERRY' CANALES
2406 W. University Drive
Edinburg, Texas 78539
File No.: 110780



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: 4-111051

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: Francisca Medina

Address: Trenton Manor
Lot # 40
Madero Street

Phone: 956-460-4035

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	/ /	/ /

Water Supplier: N/A

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

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

regarding the land described as:

Trenton Manor lot 40

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; 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 12/28/82);
(verified by Francisco Castillo)

(verified by [Signature]);

(verified by [Signature]);
(verified by Francisco Castillo)

Francisco Castillo
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST: _____
Hidalgo County Clerk

Date



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

Application No: 4-11651

Precinct 1 2 3 4

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: Francisco J. Medina

Address: 418 - E FAY
Edinburg TX 78539

Phone: 956-460-4035

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

Trenton Manor lot 40.

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Francisco J. Medina
Requesting Party (Signature)

11-12-13
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

11/13/13.
Date

Howell Castillo
County Official

Chapter 232 Texas LGC Application

APPLICATION NO: 4-11651 Jun. 26, 2012

COUNTY OF HIDALGO PLANNING DEPARTMENT 1304 S. 25th Ave EDINBURG TX 78539 TEL 318-2840 FAX 318-2844

T6840-00-000-0040-00

[1] OWNER: MEDINA, FRANCISCO JAVIER 418 E. FAY EDINBURG, TX. 78539 Telephone No. 460-4035

[7] LEGAL DESC./NAME OF SUBDIVISION TRENTON MANOR LOT 40

[2] CONTRACTOR: SELF

LOCATION: 0 TRENTON & IRD

[3] WATER SYSTEM: N AL

[8] SEWAGE: INSTA

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

[9] CONSTRUCTION TYPE: BRIC

[5] SIZE OF STRUCTURE: 3,404 Sq. Ft.

[10] EST. COST OF CONST.: \$70,000

[6] USE OF BUILDING: RES X-25

[11] SPECIAL FLOOD HAZARD AREA: YES NO

Special Conditions: No construction allowed over any easements. MOST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS FRONT 25' REAR 15' SIDES 6' FINISH FLOOR ELEV. 18" ABOVE CENTER LINE ST.

FOR COUNTY USE ONLY APPLICATION FEES

Prepared by [Signature] Date 6-26-12

OTHER TOTAL AMOUNT \$30.00

Approved by [Signature] Date 6/26/12

Light [X] Water [X]

Flood Zone: NO Panel No. /Suffix: Pct: 4

Signature of Owner or Applicant [Signature] Date 6-26-2012

Community No.: 490334

Certification of Elevation Required: YES NO [X] 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.

[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.