

PLANNING DEPT. PCT 3 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	MARIA C. SALINAS	3-16640
2.		
3.		
4.		
5.		
6.		
7.		
	COMM. COURT: JUNE 7, 2016	



PLANNING DEPARTMENT

Rev. 06-03-15

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 3-166640

4/7/14

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:

Maria C. Salinas

Name: Eneclina Munguia Pena

Address: 4204 Jand A. Dr.
MISSION TX 78574

Phone: (956) 352-4674

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	_____
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 / 1</u>	<u>5/17/16</u>

Water Supplier: Sharyland

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

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

regarding the land described as:

La Mancha #2 Lot 17

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; (Date approved 5-19-96);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by Ef. Chell);
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by Efrain Coballos);
- 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; (verified by Ef. Chell);
- 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; (verified by Ef. Chell);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by Ef. Chell);

Ef. Chell
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



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Application No:

3-16640
4/7/16

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: Maria C. Salinas

Name: Enedina Mungia Peña

Address: 4204 J and A Dr.
Mission, TX 78574

Phone: (956) 352-4674

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

La Mancha #2 Lot 17

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Maria C. Salinas 05-29-16
Requesting Party (Signature) 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:

5/31/16
Date

[Signature]
County Official

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

Date: December 15, 1997

Grantor: Kenwood Development, Inc.

666159

Grantor's Mailing Address (including county):

Kenwood Development, Inc.
1105 Elm
MISSION TEXAS 78572
HIDALGO COUNTY

Grantee: Agustin Salinas
Maria C. Salinas

Grantee's Mailing Address (including County):

Agustin Salinas
Maria C. Salinas
RT. 6 Box CV 29
Mission, TX 78572
Hidalgo County

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 \$12,400.00 and is executed by Grantee, payable to the order of Grantor. It is secured by a vendor's lien retained in this deed and by a deed of trust of even date, from Grantee to Kenneth L. Jones, Trustee.

Property (including any improvements):

LOT# 17, La Mancha #2, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 31 , PAGE 54, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

Reservations From and Exceptions to Conveyance and Warranty:

SAVE & EXCEPT all oil, gas, and other minerals not previously reserved;
SUBJECT TO lien in favor of First State Bank & Trust, Mission AS RECORDED IN DEED OF TRUST DATED January 30, 1996 AND RECORDED AS DOCUMENT #501583 in the Official Records of Hidalgo County, Texas;
SUBJECT TO the prior reservations of all oil, gas and other minerals;
SUBJECT TO oil, gas and mineral leases of record;
SUBJECT TO easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded instruments, other than liens and conveyances, that affect the property; taxes for the current year, the payment of which Grantee assumes.

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. 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, when the claim is by, through or under Grantor, but not otherwise.

This conveyance is made subject to the following restrictions:

- (1) Grantee will not move any house or building upon the premises without first receiving Grantor's approval.
- (2) There will be only one home or one mobile home on each lot.
- (3) Grantee will install a septic tank according to County standards or requirements.
- (4) Due to the fact that these lots are in a rural farming area, there are open canals, stray and/or wild animals which could be dangerous to small children, the grantee will be responsible to build a substantial fence around said property.

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.

By the acceptance of this deed, Grantee is taking 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 labor and materials included in any improvements; (iv) the soil conditions; drainage or other conditions existing at the property with the respect to any particular purpose, development 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 express set forth herein.

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

Kenwood Development, Inc..

Kenneth L. Jones
Kenneth L. Jones
President

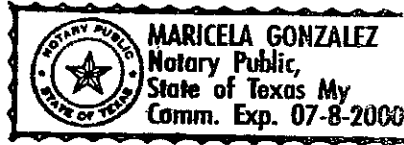
ACKNOWLEDGMENT

STATE OF TEXAS *
COUNTY OF HIDALGO *

This instrument was acknowledged before me on January 28, 1998, by Kenneth L. Jones, President of Kenwood Development, Inc., a Texas corporation, on behalf of said corporation.

Maricela Gonzalez
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:
Kenwood Development, Inc.
1105 Elm
MISSION, TEXAS 78572



AFTER RECORDING RETURN TO:

Agustin Salinas
Maria C. Salinas
RT. 6 Box CV 29
Mission, TX 78572

Filed for Record in:
Hidalgo County, Texas
by Jose Eloy Pulido
County Clerk

On: Mar 31, 1998 at 03:27P

As a
Recording

Document Number: 666159
Total Fees : 11.00

Receipt Number - 141748
By,
Felix Rodriguez

Chapter 232 Texas LGC Application

APPLICATION NO:

3-16640

Apr. 7, 2016

COUNTY OF HIDALGO
PLANNING DEPARTMENT

PO DRAWER B
TEL 318-2840

EDINBURG TX 78539
FAX 318-2844

L1352-02-000-0017-00

[1] OWNER: SALINAS, AGUSTIN & MARIA C
C/O ENEDINA MUNGUIA PENA
810 KILPATRICK ST
CHANNELVIEW TX 77530-3464

Telephone No. 352-4674

[7] LEGAL DESC./NAME OF SUBDIVISION
LA MANCHA UT 2 LOT 17

LOCATION: 0 Bentsen Palm Dr # 4 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.: \$2,000

[5] SIZE OF STRUCTURE: 617 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

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

Special Conditions: No construction allowed over any easements.

MUST COMPLY W/ALL COUNTY SETBACKS & REGULATIONS
FRONT 25' SIDES 10' REAR 25'
MINIMUM ELEV. 18" ABOVE TOP OF CURB

FOR COUNTY USE ONLY APPLICATION FEES

Prepared by EJ/eb/b Date 4/7/16

Approved by Roy Cantor Date 4/9/16

Signature of Owner or Applicant X Juan P. Munagu Date 4/7/16

OTHER _____
TOTAL AMOUNT \$30.00

Light [X] Water [X]

Flood Zone: NO 0300 C Pct: 3
Panel No./Suffix: _____

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.

[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.