



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: 1-9296

HIDALGO COUNTY CERTIFICATE OF WATER SERVICE AVAILABILITY UNDER TEXAS LOCAL GOVT. CODE SECTION 232.029(c)(2)

Upon the application of:

Name: Diana Salinas

Address: PO Box 2266
Elsa, TX 78543

Phone: 956 373 1798

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

Water Supplier: NAWSC

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

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

who is the person requesting utility service to subdivided land ("land") described as follows:

West of Adams Tract lot #12 Blk #149

[Insert the lot and block number in recorded subdivision, address, or description in deed, etc]

and who has submitted to the court an affidavit as required by Local Govt. Code Sec. 232.029 (f), on _____, 20____, the Hidalgo County Commissioners Court approved the issuance of this certificate stating as follows (strike through the statement that does not apply)

The land was not subdivided after September 1, 1995, and water service is available within 750 feet of the land.

-OR-

The land was not subdivided after September 1, 1995, and water service is available more than 750 feet from the subdivided land and the extension of water service to the land may be feasible, subject to a final determination by the water service provider.

[Signature]
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

Application No: 1-9296

AFFIDAVIT TO APPLY TO THE COUNTY OF HIDALGO FOR CERTIFICATE OF WATER SERVICE AVAILABILITY UNDER TEXAS LOCAL GOVT. CODE SECTION 232.029(c)(2)

[Note: To be eligible, the land must not have been subdivided after September 1, 1995.]

THE STATE OF TEXAS §
COUNTY OF HIDALGO §

BEFORE ME, the undersigned authority, on this day personally appeared

Diana Salinas

Known to me [or proved to me in the oath of TXDC# 14158372 or through
(description of federal or state government ID card with photograph and signature)],
who swore on oath that the following two statements are true:

1. "I am requesting utility service to the following described land:

West of Adams lot # 12 BIK # 149."

[Insert the lot and block number in recorded subdivision, address, or description in deed, etc]

2. "The land described above has been sold or conveyed to me."

AND [strike through the statement below that does not apply]

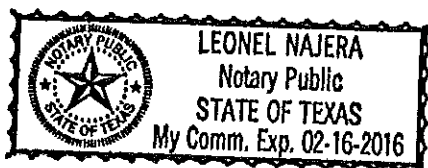
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-OR-

3B. "The land was on August 31, 1999, located in the extraterritorial jurisdiction of a municipality as determined by Local Govt. Code Chapter 42; and the land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1999."

Diana Salinas (Signature)

SUBSCRIBED AND SWORN TO before me on August 28, 2012, to certify which, witnesses my hand and seal of office.



[Signature]
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

Chapter 232 Texas LGC Application

APPLICATION NO:

1-9296

Aug. 28, 2012

COUNTY OF HIDALGO
PLANNING DEPARTMENT
1902 JOE STEPHENS WESLACO TX 78596
TEL 968-4724 FAX 447-8612

W2500-00-149-0012-95

[1] OWNER: SALINAS, DIANA

PO BOX 2266
ELSA, TX 78543

Telephone No. 373-1798

[7] LEGAL DESC./NAME OF SUBDIVISION
WEST & ADAMS E79'-W607'-S276'
LOT 12 BLK 149 0.50AC NET

LOCATION: 0 FM 88 & MILE 14

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTA

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: BRIC

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

[10] EST. COST OF CONST.: \$150,000

[5] SIZE OF STRUCTURE: 2,648 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: RES. ZONE X

Special Conditions: No construction allowed over any easements.
MUST COMPLY W/ALL COUNTY SETBACKS & REG.
FRONT 40' REAR 15' SIDES 6 FINISH FLOOR ELEV.
18" ABOVE NATURAL GROUND

FOR COUNTY USE ONLY APPLICATION FEES

OTHER _____

TOTAL AMOUNT \$30.00

Light

Water

Flood Zone: NO

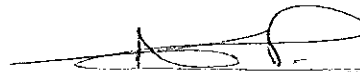
Panel No. /Suffix: 0450 C Pct: 1

Community No.: 480334

Certification of Elevation

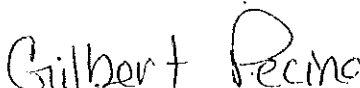
Required: YES NO BFE

- 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.



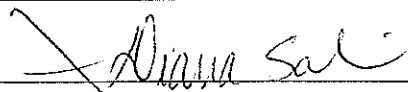
Prepared by

8/28/12
Date



Approved by

8/27/12
Date



Signature of Owner or Applicant

8-28-12
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.

SPECIAL WARRANTY DEED

1765161

Date: May 22, 2007

Grantor: ELOY SALINAS and wife, HILDA M. SALINAS

Grantor's Address: P. O. Box 2266, Elsa, Hidalgo County, Texas 78543

Grantee: DIANA SALINAS, a single woman

Grantee's Address: P. O. Box 2266, Elsa, Hidalgo County, Texas 78543

Consideration: For the love and affection Grantor has for Grantee herein.

Property (including any improvements): A tract of land out of Lot Twelve (12), Block One Hundred Forty-Nine (149), West Tract Subdivision, Hidalgo County, Texas, more particularly described by metes and bounds as follows:

BEGINNING at the Southwest corner of Lot 12, Block 149, which point is near the centerline of FM 88;

THENCE, Eastward along the South line of Lot 12, 528 feet to a point on the South line of Lot 12, which is the beginning point of the tract herein described, for the Southwest corner hereof;

THENCE, continuing Eastward along the South line of Lot 12, a distance of 79 feet to a point on the South line of Lot 12, for the Southeast corner hereof;

THENCE, Northward along a line parallel to the West line of Lot 12 a distance of 276 feet for the Northeast corner hereof;

THENCE, Westward along a line parallel to the South line of Lot 12 a distance of 79 feet for the Northwest corner hereof;

THENCE, Southward along a line parallel to the West line of Lot 12, a distance of 276 feet to the **PLACE OF BEGINNING**.

Reservations From and Exceptions to Conveyance and Warranty:

1. Prior reservation of minerals previously reserved or conveyed of record and an Oil and Gas Lease dated May 26, 1965, from Foy H. Easley, et ux, to Sun Oil Company, recorded in Volume 298, Page 33, Oil and Gas Lease Records, Hidalgo County, Texas.
2. Easements, rules, regulations and rights in favor of Hidalgo and Cameron Counties Water Control and Improvement District No. 9.
3. All residences on the property shall have a set back of at least 40 feet from the South line of the 50 foot street running along the North side of the property above described.
4. All residences shall be a one-family dwelling of brick not less than 1,600 square feet of living area. The brick veneer shall consist of not less than 70% brick.
5. No business of profession will be carried on, in or from the residence.
6. No livestock shall be maintained on the premises, and no animals, except domestic pets such as dogs, cats or rabbits shall be maintained on the premises.

- 7. There shall be no breeding of any animals for sale.
- 8. Taxes for the year 2007, and subsequent thereto, the payment of which Grantee assumes.

Grantor, for the consideration indicated above, and subject to the reservations from, and exceptions to conveyance and warranty contained in this instrument, grants, gives, and conveys to Grantee the Property, as Grantee's sole and separate property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and to hold the Property to Grantee, Grantee's heirs, executors, administrators, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs, excutors, 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 forever, by, through or under Grantor, but not otherwise, except as to the reservations from, and exceptions to conveyance and warranty herein contained.

The Property is conveyed to Grantee as Grantee's sole and separate property.

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

Eloy Salinas

 ELOY SALINAS

Hilda M. Salinas

 HILDA M. SALINAS

(ACKNOWLEDGMENT)

State of Texas
 County of Hidalgo

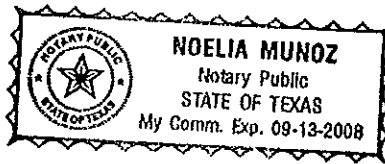
This instrument was acknowledged before me on the 26 day of May, 2007, by ELOY SALINAS and wife, HILDA M. SALINAS.

Noelia Munoz

 Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Ms. Diana Salinas
 P. O. Box 2266
 Elsa, TX 78543



For use by Texas Lawyers only. To select the proper form, fill in blank spaces, strike out form provisions or insert special terms, constitutes the practice of law. Texas Standard Forms, 600 W. Evergreen, San Antonio, TX 78212, Form No. 520 1979.

WARRANTY DEED

20970

7000

THE STATE OF TEXAS

COUNTY OF HIDALGO

} KNOW ALL MEN BY THESE PRESENTS:

That I, V. L. SAUER, by and through V. E. SAUER, Attorney in Fact,

of the County of Hidalgo and State of Texas for and in consideration of the sum of TEN AND NO/100ths-----(\$10.00)-----DOLLARS and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged.

have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto

ELOY SALINAS and wife, HILDA M. SALINAS

of the County Hidalgo and State of Texas, all of the following described real property in Hidalgo County, Texas, to-wit:

A tract of land out of Lot Twelve (12), Block One Hundred Forty-Nine (149) WEST TRACT SUBDIVISION, Hidalgo County, Texas:

BEGINNING at the Southwest corner of Lot 12, Block 149, which point is near the centerline of FM 88; THENCE, Eastward along the South line of Lot 12, 528 feet to a point on the South line of Lot 12, which is the beginning point of the tract herein described, for the Southwest corner hereof; THENCE, continuing Eastward along the South line of Lot 12 a distance of 79 feet to a point on the South line of Lot 12, for the Southeast corner hereof; THENCE, Northward along a line parallel to the West line of Lot 12 a distance of 276 feet for the Northeast corner hereof; THENCE, Westward along a line parallel to the South line of Lot 12 a distance of 79 feet for the Northwest corner hereof; THENCE, Southward along the West line of Lot 12 a distance of 276 feet to the PLACE OF BEGINNING.

SAVE AND EXCEPT all minerals previously reserved or conveyed of record and an Oil and Gas Lease dated May 26, 1965, from Foy H. Easley, et ux, to Sun Oil Company, recorded in Volume 298, Page 33, Oil and Gas Lease Records; SUBJECT TO easements, rules, regulations and rights in favor of Hidalgo and Cameron Counties Water Control and Improvement District No. 9; and SUBJECT TO building restrictions which shall run with the land and be binding upon Grantees, their heirs and assigns, as follows:

- 1. All residences on the property shall have a set back of at least 40 feet from the South line of the 50 foot street running along the North side of the property above described.
2. All residences shall be a one-family dwelling of brick with not less than 1,600 square feet of living area. The brick veneer shall consist of not less than 70% brick.
3. No business or profession will be carried on in or from the residence.
4. No livestock shall be maintained on the premises, and no animals, except domestic pets such as dogs, cats or rabbits shall be maintained on the premises.
5. There shall be no breeding of any animals for sale.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said grantee, their heirs and assigns forever; and do hereby bind myself and my heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantee, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this (the) 19th day of May, A.D. 1981.

V. L. SAUER
BY: *[Signature]*
V. E. Sauer, Attorney in Fact

THE STATE OF TEXAS }
COUNTY OF }

Before me, the undersigned authority, on this day personally appeared

known to me to be the person whose name subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this (the) day of , A.D. 19

Notary Public in and for County, Texas

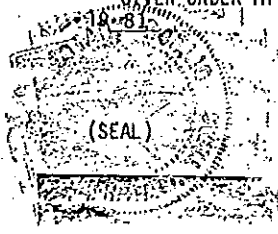
Prepared in Law Office of	For Use by County Clerk	Please Return To
COX & PATTERSON PO BOX 1960 McAllen, Texas, 78501		<i>[Signature]</i> COX & PATTERSON JWP:rc F#4500-19

Vol. 1729 PAGE 860

THE STATE OF TEXAS }
COUNTY OF HIDALGO }

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared V. E. SAUER, known to me to be the person whose name is subscribed to the foregoing instrument as Attorney-In-Fact for V. L. SAUER, and acknowledged to me that he executed the same as Attorney-In-Fact for the said V. L. SAUER, and that the said V. L. SAUER executed the same by and through V. E. SAUER for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this 19th day of May,



Rebecca J. Cade
Notary Public in and for Hidalgo
County, Texas.

My Commission Expires: REBECCA J. CADE, NOTARY PUBLIC

5/4/24

Printed Name or Stamp of Notary Public

20970

FILED FOR RECORD THIS DATE
At 1:20 o'clock P. M.

JUN 18 1981

SANTOS SALDANA
County Clerk, Hidalgo County, Texas
By _____ Deputy

228-0571