





# PLANNING DEPARTMENT

Rev. 02-19-10

## County of Hidalgo

Main Office  
1304 South 25<sup>th</sup> 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 Q 2 3 4

Raul E. Sesin, P.E., CFM  
Planning Administrator

Application No: 1-11506

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

Upon the application of:

Name: Melba Montoya

Address: 207 Washingtonia  
San Juan, Tx  
78589

Phone: (956) 309-0988

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service 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:

Schroeder lot # 28 B1K # 6

[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.

\_\_\_\_\_  
Planning Department Authorized Signature

\_\_\_\_\_  
Hidalgo County Judge

\_\_\_\_\_  
Date

ATTEST:

\_\_\_\_\_  
Hidalgo County Clerk

\_\_\_\_\_  
Date



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Precinct 02 3 4

Raul E. Sesin, P.E., CFM  
Planning Administrator

Application No: 1-11504

**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

Melba Martinez

Known to me [or proved to me in the oath of TXDL # 03290267 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:

Schroeder lot # 28 BIK # 6"

[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]

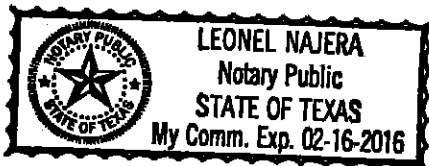
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

Melba F. Martinez (Signature)

SUBSCRIBED AND SWORN TO before me on July 29, 2014, 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:  
1-11506  
Jul. 29, 2014

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

S2150-00-006-0028-00

[ 1 ] OWNER: MARTINEZ, MELBA  
  
207 WASHINGTONIA  
SAN JUAN, TX 78589  
Telephone No. 309-0988

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
SCHROEDER LOT 28 BLK 6

LOCATION: 0 FM 493 & PONCIANO RD.

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: PUBLI

[ 3 ] WATER SYSTEM: CITY

[ 9 ] CONSTRUCTION TYPE: WOOD

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

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

[ 5 ] SIZE OF STRUCTURE: 1,080 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

[ 6 ] USE OF BUILDING: RES. ZONE B-29

**Special Conditions: No construction allowed over any easements.**  
MUST COMPLY W/ALL COUNTY SETBACKS & RE.G  
FRONT 25' REAR 15' SIDES 6' FINISH FLOOR ELEV.  
18" ABOVE NATURAL GROUND

### FOR COUNTY USE ONLY APPLICATION FEES

OTHER \_\_\_\_\_  
TOTAL AMOUNT . . . . . **\$30.00**


Light [X] Water [X]

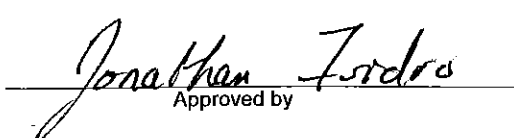
Flood Zone: NO  
Panel No. /Suffix: 0500 Pct: 1

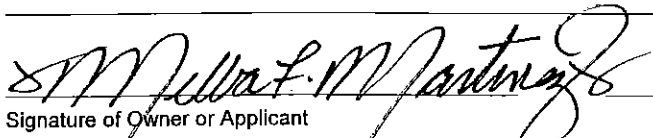
Community No.: 420334

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 7/29/14

  
Approved by \_\_\_\_\_ Date 7/24/14

  
Signature of Owner or Applicant \_\_\_\_\_ Date 7/29/14

### [ 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.

**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.**

**GENERAL WARRANTY DEED**

**Date:** May 31, 2013

**Grantor:** PURIFICACION MUNOZ

2422042

**Grantor's Mailing Address:** P.O. BOX 1902, Donna, TX 78537  
HIDALGO County

**Grantee:** MELBA MARTINEZ

**Grantee's Mailing Address:** 207 Washintonia, San Juan, Texas 78589  
HIDALGO County

**Consideration:**

Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

**Property (including any improvements):**

ALL OF LOT 28 BLOCK 6 OF SCHROEDER SUBDIVISION, BEGIN A RESUBDIVISION OF SIXTY ACRES OF LOTS 1, 2, 3 AND 4 IN BLOCK 18 OF THE LA DONNA TRACT, HIDALGO, COUNTY, TEXAS, as shown on the map or plat thereof which is recorded in book 13, pg. 39 Map Records, Hidalgo County, Texas; SAVE AND EXCEPT all of the oil, gas and other minerals in and under said land.

SUBJECT, HOWEVER, TO THE FOLLOWING:

1. Easements, rules regulation and rights in favor of Donna irrigation district, hidalgo county no. 1 and all visible easements.
2. Oil, gas and mineral lease from phoenix mutual life ins. co. to tidewater oil co. dated October 29, 1958, recorded in vol. 224, pg. 484 oil & gas lease records.
3. Oil fad and mineral lease from Ralph l. Schroeder to tidewater oil co., dated October 23, 1958, recorded in vol. 221, pg. 84 oil & gas lease records.
4. This conveyance is made with the understanding that no building should be constructed nearer than 25' from the front lot line nor nearer than 8' from the side lines of said lot. All sanitary conditions shall conform with the laws of the board of health of the TO HAVE AND TO HOLD the above described premised, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said grantee, his heirs and assigns forever; and we do herby bind ourselves, our heirs, executors and administrators to WARRANT AND FOREVER DEFEND and all singular the said premises into the said grantee, heirs and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof. County of Hidalgo, Texas, and these restrictions are to run with the land and shall be binding on all parties and all persons claiming under them.

**Reservations from Conveyance:**

None.

**Exceptions to Conveyance and Warranty:**

None

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.

This instrument was prepared based on information furnished by the parties, and no independent title search has been made.

Purificacion Munoz  
PURIFICACION MUNOZ

)  
STATE OF TEXAS

)  
COUNTY OF HIDALGO

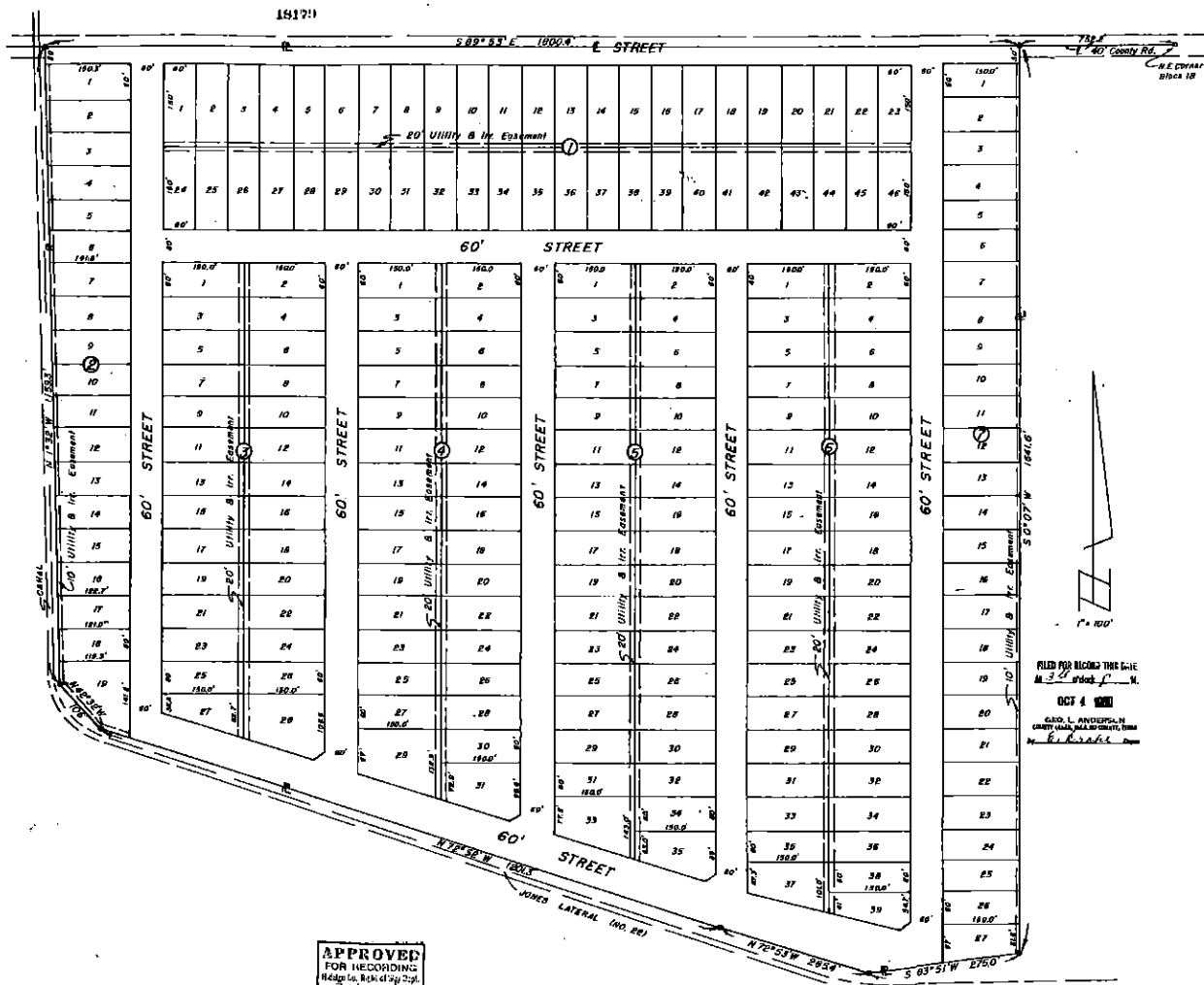
This instrument was acknowledged before me on May 31st, 2013, by  
PURIFICACION MUNOZ.



Criselda B. Moncayo  
Notary Public, State of Texas

PREPARED & AFTER RECORDING RETURN TO:

THE LAW OFFICES OF DAMIAN C. OROZCO  
VILLA DE FUENTE  
1138 EAST EXPRESSWAY 83  
PHARR, TX 78577  
Tel: (956) 782-5447  
Fax: (956) 782-5448



FILED FOR RECORD THIS DATE  
 M. 30  
 OCT 4 1960  
 GEO. L. ANDERSON, CLERK  
 H. E. BRADY, DEPUTY

APPROVED  
 FOR RECORDING  
 REG. P. B. N. of 1960  
 9-29-60

MAP  
 OF

SCHROEDER SUBDIVISION  
 A RESUBDIVISION OF 60 ACRES OUT OF LOTS 1, 2, 3, 4, BLOCK 18  
 LA DONNA TRACT  
 HIDALGO COUNTY, TEXAS

APPROVED FOR RECORDING  
 COMMISSIONERS' COURT  
 This the 4th day of October, 1960  
 GEO. L. ANDERSON, County Clerk  
 H. E. BRADY, Deputy

I, CHARLES L. MELDEN, A REGISTERED PUBLIC SURVEYOR, DO HEREBY CERTIFY THE FOREGOING PLAT TO BE A TRUE AND CORRECT REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREIN DESCRIBED AS PLATTED BY ME FROM SURVEY OF THE OUTSIDE BOUNDARIES OF SAME.

*Charles L. Melden*  
 CHARLES L. MELDEN  
 REGISTERED PUBLIC SURVEYOR  
 EDINBURG, TEXAS

STATE OF KENTUCKY  
 COUNTY OF [ ]

KNOW ALL MEN BY THESE PRESENTS:  
 THAT I, RALPH L. SCHROEDER, OWNER OF THE ABOVE DESCRIBED PROPERTY DO HEREBY ADOPT, DEDICATE AND CONFIRM THE FOREGOING MAP OR PLAT AND DO DEDICATE TO THE PUBLIC THE STREETS AND ALLEYS DESIGNATED THEREON.

*Ralph L. Schroeder*  
 RALPH L. SCHROEDER

STATE OF KENTUCKY  
 COUNTY OF [ ]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DATE PERSONALLY APPEARED RALPH L. SCHROEDER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, GIVEN UNDER MY HAND AND SEAL THIS 23 DAY OF [ ] A.D. 1960.

*Charles L. Melden*  
 CHARLES L. MELDEN  
 NOTARY PUBLIC IN AND FOR

ACCEPTED AND APPROVED BY THE CITY COMMISSION OF DONNA, TEXAS ON THIS THE 20 DAY OF [ ] A.D. 1960.

*Thompson*  
 MAYOR

ATTEST:  
*[Signature]*  
 SECRETARY

