





# PLANNING DEPARTMENT

Rev. 06-03-15

## 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

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 1-12864

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

Upon the application of:

Name: DERRICK RAUL LERMA

Address: 2505 ROLANDO ST.  
DOWNNA, TX 78537

Phone: 956-329-3870

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

Water Supplier: ~~THE~~ CITY OF DOWNNA

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:

DERRICK RAUL LERMA SCHROEDER LOT 13 BK3

[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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T.J. Arredondo, CFM  
Director of Planning

Precinct D 2 3 4

Application No: 1-12864

**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

Derrick Raul Lerma

Known to me [or proved to me in the oath of TXDL# 28156534 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 13 BLK 3"

[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."

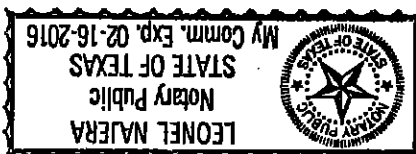
-OR-

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."

[Signature]

(Signature)

SUBSCRIBED AND SWORN TO before me on NOVEMBER 12<sup>th</sup>, 2015, to certify which, witnesses my hand and seal of office.



NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

Chapter 232 Texas LGC Application

APPLICATION NO:

1-12864

Nov. 4, 2015

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

1902 JOE STEPHENS WESLACO TX 78596  
TEL 968-4724 FAX 447-8612

S2150-00-003-0013-00

[ 1 ] OWNER: LERMA, DERRICK R.

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
SCHROEDER LOT#13 BLK#3

2505 ROLANDO ST.  
DONNA, TX 78537

Telephone No. 464-6191

LOCATION: 0 FM 493 & LOTT RD.

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: PUBLI

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: WOOD

[ 4 ] PURPOSE OF APPLICATION: MOBILE HOMES  
20-MOBILE HOMES

[10] EST. COST OF CONST.: \$4,000

[ 5 ] SIZE OF STRUCTURE: 1,008 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA:      YES  
     NO

[ 6 ] USE OF BUILDING: RES. ZONE B-20

**Special Conditions: No construction allowed over any easements.**

MUST COMPLY W/ALL COUNTY SETBACKS & REG.  
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: 0500B 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

11/4/15  
Date

Gilbert Peña  
Approved by

11/4/15  
Date

Frank Peña  
Signature of Owner or Applicant

11/04/15  
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.

**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**

**WARRANTY DEED**

**Date:** October 18, 2011

2250551

**Grantor:** EMIGDIO VILLANUEVA and CYNTHIA VILLANUEVA, husband and wife

**Grantor's Mailing Address:** P.O. Box 943  
Mission, Texas 78572  
Hidalgo County

**Grantee:** DERRICK RAUL LERMA, as his sole and separate property and estate.

**Grantee's Mailing Address:** 2505 Rolando Street  
Donna, Texas 78537  
Hidalgo County

**Consideration:** 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.

**Property:** Lots 11 and 13, Block 3, Schroeder Subdivision, Hidalgo County, Texas, according to the Map thereof recorded in Volume 13, Page 39, Map Records of Hidalgo County, Texas.



**Reservations from and Exceptions to Conveyance and Warranty:**

Subject to all interests, easements and leases of record.

Grantors, for the consideration 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 Grantors' 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 exceptions Warranty.

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

**No title examination was requested in connection with the preparation of this document, nor was any made. The preparer expresses no opinion on title on this property.**

  
EMIGDIO VILLANUEVA  
  
CYNTHIA VILLANUEVA

STATE OF TEXAS !

COUNTY OF HIDALGO !

This instrument was acknowledged before me on the 18<sup>th</sup> day October 2011,  
by Emigdio Villanueva, to certify which witness my hand and official seal.




  
NOTARY PUBLIC, STATE OF TEXAS  
My Commission Expires:

STATE OF TEXAS !

COUNTY OF HIDALGO !

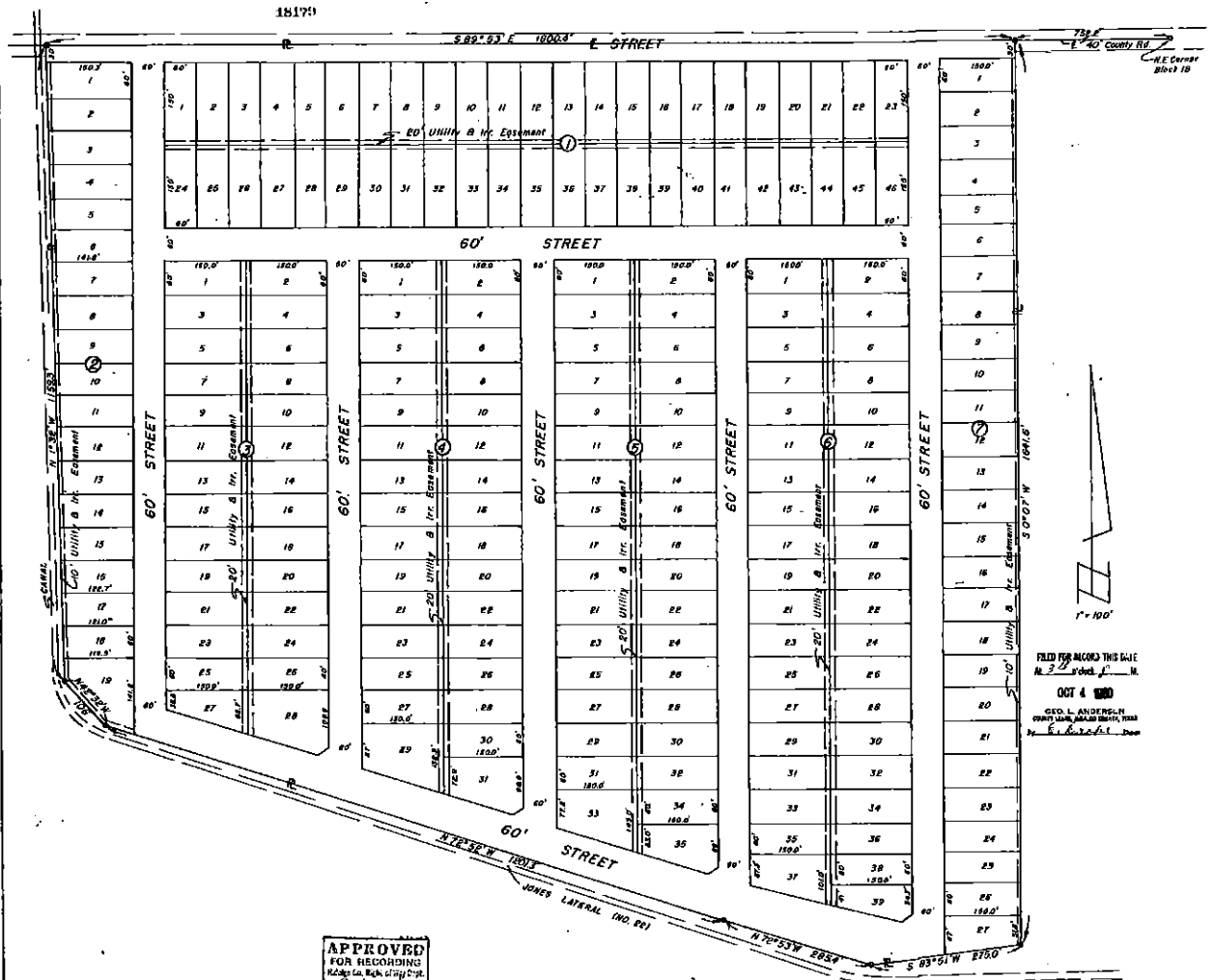
This instrument was acknowledged before me on the 18<sup>th</sup> day October 2011,  
by Cynthia Villanueva, to certify which witness my hand and official seal.



  
NOTARY PUBLIC, STATE OF TEXAS  
My Commission Expires:

AFTER RECORDING RETURN TO:

LAW OFFICE OF JUAN E. GONZALEZ  
3110 E. BUS. HWY 83  
WESLACO, TEXAS 78596  
956/447-5585



APPROVED  
FOR RECORDING  
HIDALGO COUNTY, TEXAS  
OCT 4 1960  
GEO. L. ANDERSON  
COUNTY CLERK

MAP

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  
BY  
COMMISSIONERS' COURT  
THIS 4th DAY OF OCTOBER, 1960  
GEO. L. ANDERSON, County Clerk  
Hidalgo County, Texas

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 Madison

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 Madison

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 13 DAY OF September, A.D. 1960.

*John R. Day*  
NOTARY PUBLIC IN AND FOR

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

*Charles G. Kirby*  
MAYOR

ATTEST  
*James M. Coffey*  
COUNTY CLERK