



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:

1-14720

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

Upon the application of:

Name: Jose R Soria

Address: 1503 Bobwhite av
Donna Tx
78537

Phone: 956.372.6894

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

Water Supplier: N.A.W.S

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:

Donna Heights North lot #404

[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



PLANNING DEPARTMENT

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T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 1-14720

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

Jose R. Soria

Known to me [or proved to me in the oath of TXID# 196043175 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:

Donna Heights North 10# 166"

[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]

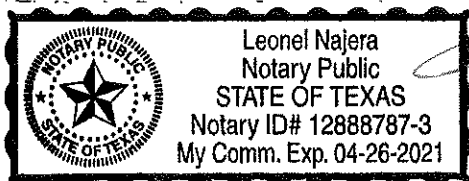
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

Jose R. Soria (Signature)

SUBSCRIBED AND SWORN TO before me on MAY 10th, 20 17, to certify which, witnesses my hand and seal of office.



NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

AFFIDAVIT

STATE OF TEXAS

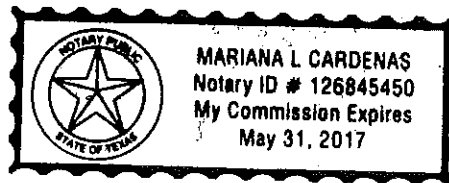
COUNTY OF HIDALGO

I, Maricela S. Vera, with this affidavit acknowledge that Jose Rigoberto Soria has full authority to apply for a development application at the property located at DONNA HEIGHTS NORTH LOT#66 and to submit this application with the Hidalgo County Planning Department. With this affidavit, I am indemnifying Hidalgo County and its employees should any negative consequences take place as a result of my authorization to allow Jose Rigoberto Soria to apply for a permit with Hidalgo County.

SWORN TO AND SUBSCRIBED before me the undersigned authority on this the 6th day of April, 2017

Maricela S. Vera
Payer: Maricela S. Vera

[Signature]
Notary Public, State of Texas



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: April 27, 2011

Grantor: Donna Heights North, Inc., a Texas corporation

Grantor's Mailing Address:

Donna Heights North, Inc.
c/o 200 N. 12th St., Ste. 202
Edinburg, Texas 78541
Hidalgo County

Grantee: Maricela S. Vera

Grantee's Mailing Address:

Maricela S. Vera
1503 Bobwhite Ave.
Donna, Texas 78537
Hidalgo County

Consideration:

TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

All of Lot 66, Donna Heights North Subdivision, according to the map thereof recorded in Volume 24, Page 82-B, Map Records of Hidalgo County, Texas, referenced for which is here made for all purposes.

Reservations from Conveyance:

For Grantor and Grantor's heirs, successors, and assigns forever, a reservation of all oil, gas, and other minerals in and under and that may be produced from the Property. If the mineral estate is subject to existing production or an existing lease, this reservation includes the production, the lease, and all benefits from it.

Exceptions to Conveyance and Warranty:

1. Easements of record including those shown on the plat of Donna Heights North Subdivision;
2. Subdivision regulations of the County of Hidalgo and/or Ordinance or government regulations of the City holding extra-territorial jurisdiction of said property;
3. Subject to all oil, gas and mineral leases of record;
4. Easements, rules, regulations and rights in favor of Donna Irrigation District and easements and restrictions as shown on the recorded in dedication map of the above described

subdivision;

5. All visible and apparent easements on or across the property herein described;

6. The following restrictions:

(a) Only one residence may be constructed on the lot (except for a servant quarters containing not less than 280 square feet), and no structure may be moved onto the lot.

(b) All construction shall be of new material. The residence must be built on a slab or concrete piers, the surface of which must be at least fourteen (14) inches above road height, and no existing house may be moved onto such lot. All residences are to be constructed only after a building permit is obtained from the governing body having jurisdiction over the issuance of such permits and no house shall contain less than eight hundred sixty (860) square feet of living space exclusive of porches, carports and patios.

(c) The lot shall not be used except for residential purposes

(d) No structure of a temporary character, trailer tent, barn, or other such building shall be used on the lot at any time as a residence either temporarily or permanently.

(i) Storage buildings or sheds may be located upon a lot, but no animals other than household pets (no large animals or poultry) shall be maintained on the property.

(e) No sign of any kind shall be displayed to the public view except one of not more than five (5) square feet advertising the property for sale or rent.

(f) Seller or any owner of a lot in the subdivision shall have the right at law or in equity to enforce these covenants against any person or persons violating or attempting to violate my covenant either to restrain violation or recover damages' and if suit is filed and results in judgment, court costs and reasonable attorney's fees shall also be recovered by the prevailing party.

(g) No truck, bus, boat, or trailer or other vehicle shall be left parked in the street in front of any lot except temporarily (less than one day) with the exception of construction and repair equipment while a residence or residences are being built or repaired in the immediate vicinity; and no car, truck, bus, trailer, boat, motorcycle or other similar vehicle shall be stored on the lot for the purpose of salvage or reuse.

(h) Owner shall keep lot clean of all trash and shall not allow his lot to overgrow with grass or weedy vegetation above 18 inches, or developer shall have the right to cut or plow and charge owner a reasonable fee therefor.

(i) Minimum set-back and lot lines are as follows: no building shall be built closer than 25 feet from the front property line of a lot closer than 10 feet to the rear property line of a lot, or closer than 10 feet to the rear property line of a lot or closer than 6 feet to side lot lines, and buildings on corner lots shall be set back in excess of these minimums if required to avoid interference with vision at the intersections.

(j) These restrictions shall be continued in force and effect until January 1, 2012 and thereafter unless 75% of the owners of the lots of this subdivision agree in writing to terminate or amend the same.

7. Standby fees, taxes and assessments by any taxing authority for the year 1988 and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.

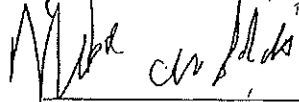
Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all

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.

Donna Heights North, Inc., a Texas corporation,

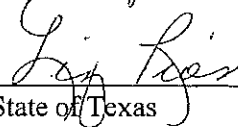


Michael W. Polis, President

STATE OF TEXAS)
COUNTY OF HIDALGO)

Before me, the undersigned, on this day personally appeared Michael W. Polis, proved to me through Jesus Hernandez Card to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that Michael W. Polis executed the same as the act of Donna Heights North, Inc., a Texas corporation, as its President, for the purposes and consideration therein expressed.

Given under my hand and seal of office this 28 day of April, 2011.



Notary Public, State of Texas

PREPARED IN THE OFFICE OF AND
AFTER RECORDING RETURN TO:
DENNIS E HENDRIX
Attorney at Law
200 N. 12th St., Ste. 202
Edinburg, Texas 78541
Tel: (956) 381-8495/Fax: (956) 381-4435

Chapter 232 Texas LGC Application

APPLICATION NO:

1-14720

Apr. 21, 2017

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

D6700-00-000-0066-00

[1] OWNER: VERA, MARICELA

[7] LEGAL DESC./NAME OF SUBDIVISION
DONNA HEIGHTS NORTH LOT 66

1503 BOBWHITE AVE
DONNA TX 78537-5707

Telephone No. 377-6894

LOCATION: 0 493 & SIOUX

[2] CONTRACTOR: SELF

[8] SEWAGE: EXIST

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: BLOC

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

[10] EST. COST OF CONST.: \$20,000

[5] SIZE OF STRUCTURE: 900 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

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

Special Conditions: No construction allowed over any easements.

MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS

FRONT:25' BACK:15' SIDES:6'

MINIMUM ELEV. 18" ABOVE NATURAL GROUND

FOR COUNTY USE ONLY
APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$30.00

Light [X] Water [X]

Flood Zone: NO 0425C Pct: 1
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.

Prepared by [Signature] Date 4/21/17

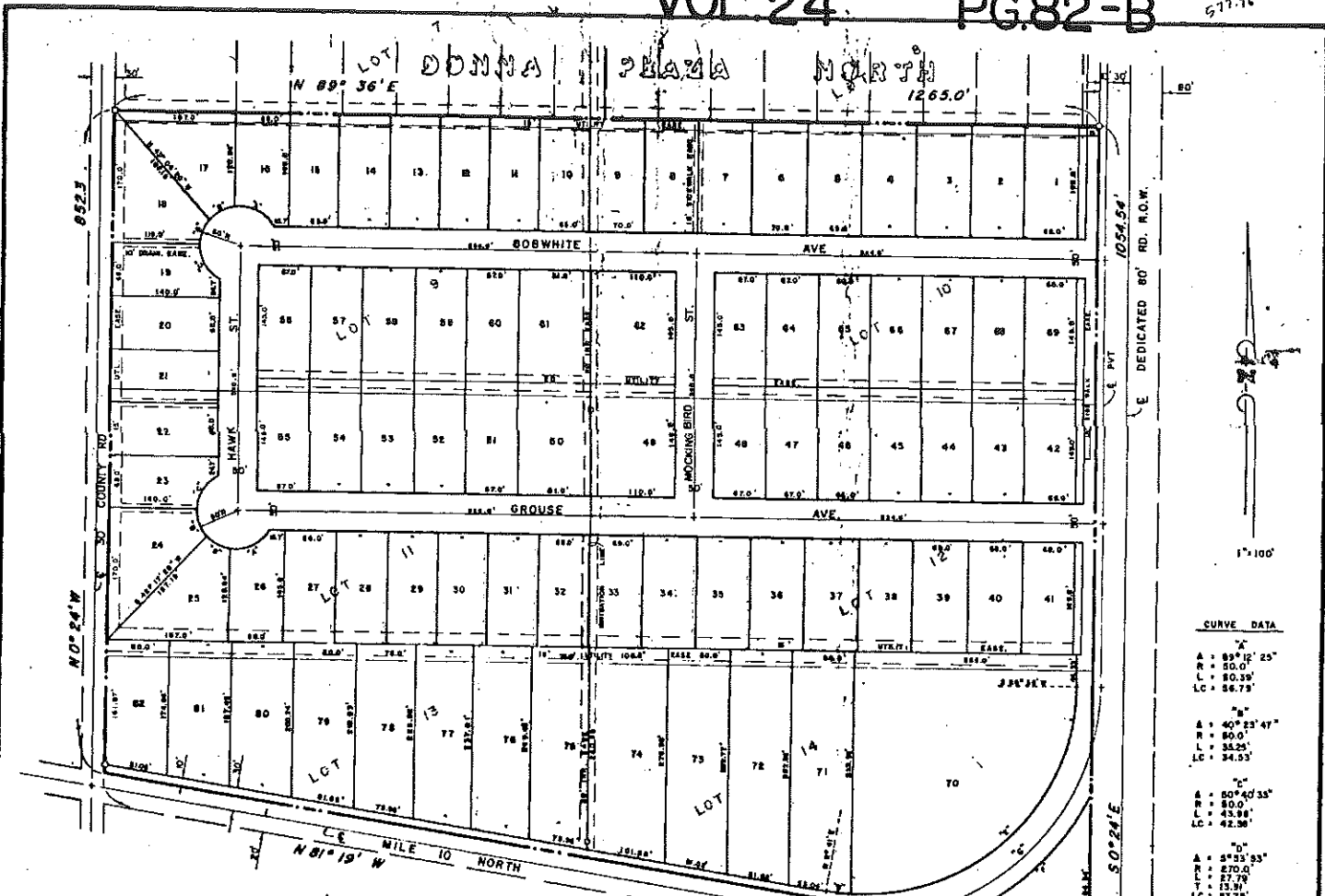
Approved by Albert Pecina Date 4/18/17

Signature of Owner or Applicant [Signature] Date 4-21-17

[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.



CURVE DATA

"a"	A = 89° 12' 25"
"b"	R = 50.0'
"c"	L = 80.39'
"d"	LC = 36.79'
"e"	A = 40° 23' 47"
"f"	R = 50.0'
"g"	L = 32.55'
"h"	LC = 24.53'
"i"	A = 50° 40' 33"
"j"	R = 50.0'
"k"	L = 43.88'
"l"	LC = 42.56'
"m"	A = 2° 23' 53"
"n"	R = 270.0'
"o"	L = 17.79'
"p"	LC = 13.31'
"q"	A = 3° 23' 53"
"r"	R = 320.0'
"s"	L = 242.53'
"t"	LC = 127.31'
"u"	A = 43° 23' 25"
"v"	R = 300.0'
"w"	L = 318.18'
"x"	LC = 285.0'
"y"	A = 43° 23' 25"
"z"	R = 300.0'
"aa"	L = 318.18'
"ab"	LC = 285.0'

2nd AMENDED MAP OF DONNA HEIGHTS NORTH

HIDALGO COUNTY, TEXAS

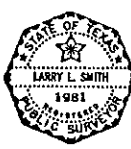
BEING A RESUBDIVISION OF LOTS 9, 10, 11, 12, 13, & 14, AND THE SOUTH 1/4 FEET OF LOTS 7 & 8 OUT OF A RESUBDIVISION OF LOTS 4 & 13, LA BLANCA "B" SUBDIVISION, HIDALGO COUNTY, TEXAS CONTAINING 27.69 ACRES

APPROVED FOR RECORDING
Hidalgo Co. Right of Way Dept.
By *Uma Salinas*
Date Dec. 28, 1984

Recorded in Book 27 Page 82 B
of the map records of Hidalgo County, Texas
Melton and Hunt, Inc.
County Surveyors

CHECKED FOR DRAINAGE BY: *[Signature]*

I, LARRY L. SMITH, A REGISTERED PUBLIC SURVEYOR AND ENGINEER, DO CERTIFY THAT THIS PLAN IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED AS SURVEYED AND SUBDIVIDED UNDER MY DIRECTION.



LARRY L. SMITH
REGISTERED PUBLIC SURVEYOR AND ENGINEER
BOJOURG, TEXAS
SURVEYED: JUNE 22, 1984
222-P31 & 41 Job # 2-840265

STATE OF TEXAS
COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED OWNER OF THE PROPERTY HEREOF DESCRIBED, DOES HEREBY ADOPT, DEDICATE, AND CONFIRM THE FOREGOING MAP OR PLAN AND DOES DEDICATE TO THE PUBLIC THE SURFACE USE OF THE STREETS AND ALLEYS DESIGNATED THEREON.

[Signature]
ALBERT K. POLIS, OWNER

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS 28th day of August, 1984, PERSONALLY APPEARED, ALBERT K. POLIS, OWNER, 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 PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

[Signature]
DORIS J. CLARK
NOTARY PUBLIC FOR THE STATE OF TEXAS

THIS PLAN APPROVED BY THE DONNA IRRIGATION DISTRICT ON THIS THE 24th day of August, A.D., 1984

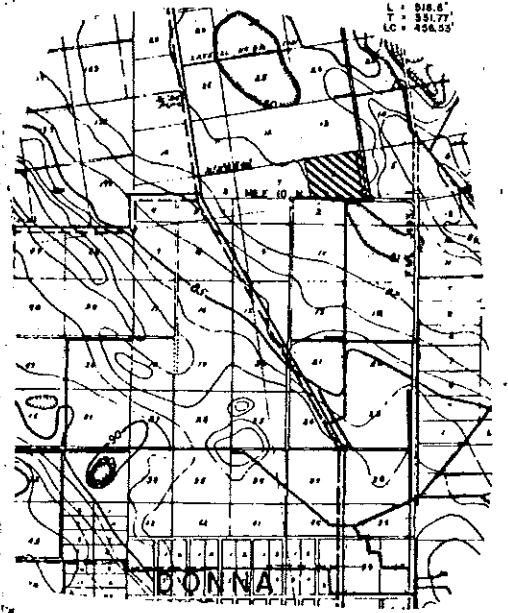
ATTEST:
[Signature]
SECRETARY

[Signature]
PRESIDENT

97286

FILED
DEC 28 1984

APPROVED FOR RECORDING BY
COMMISSIONERS' COURT
This 28th day of Dec 1984
EDGAR HUIZ, County Clerk
Hidalgo County, Texas



- NOTES:
1. MINIMUM FINISHED FLOOR ELEVATIONS FOR ALL BUILDING IMPROVEMENTS SHALL BE 81.5 OR 14 INCHES ABOVE NATURAL GROUND, WHICHEVER IS HIGHER.
 2. ANTICIPATED HIGH WATER ELEVATION CREATED BY A 100 YEAR STORM WILL NOT POUD IN THIS SUBDIVISION. THIS SUBDIVISION IS IN ZONE "C" ON FEMA'S FLOOD INSURANCE RATE MAP.
 3. BENCH MARK: NAIL IN POWER POLE ON EAST SIDE OF OLD LA BLANCA ROAD ELEVATION 82.04



PLANNING DEPARTMENT

County of Hidalgo

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Precinct 02 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 1-14807

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

Upon the application of:

Name: Angie Rivera

Address: 22004 Ruiz Ave.
Elsa, TX 78543

Phone: 956-756-8709

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

Water Supplier: N.A.W.S

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

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

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

Angie Rivera - owner
El Monte Lot 23

[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



PLANNING DEPARTMENT
County of Hidalgo

Rev. 06-03-15

Main Office 1304 South 25 th 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
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Precinct **2 3 4**

T.J. Arredondo, CFM
Director of Planning

Application No: 1-14807

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

ANGIE RIVERA

Known to me [or proved to me in the oath of FXD #01203452 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:

EL MONTE LOT 23"

[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]

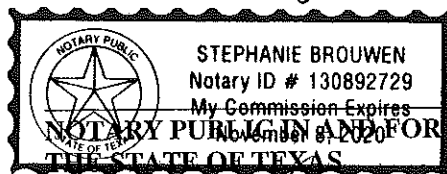
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

Stephanie Brouwen (Signature)

SUBSCRIBED AND SWORN TO before me on May 5, 2017, to certify which, witnesses my hand and seal of office.



Stephanie Brouwen

WARRANTY DEED

The State of Texas }

} *Known All Men by These Presents:*

County of Hidalgo }

Date: December 21, 2016

Grantor: Erma A. Sinder (formerly known as Erma A. Gonzalez)

Grantor's Mailing Address:

206 E. Ewing Ave.
South Bend, IN 46613

Grantee: Angie Lee Rivera

Grantee's Mailing Address:

P.O. Box 2571
Elsa, TX 78543
Hidalgo County

Consideration: Ten and no/100(\$10.00) dollars and other valuable consideration.

NOTICE OF CONFIDENTIALY 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 OF YOUR DRIVERS LICENSE NUMBER.

***Property was awarded to Erma Gonzalez as per the Final Decree of Divorce referenced on Cause No. A-94-0835-F**

**CHAPTER 11 SEC.11.008
TEXAS PROPERTY CODE**

Property (including any improvements)

All of Lot Twenty-three (23), El Monte Subdivision, Hidalgo County, Texas, as per map or plat thereof on file and of record in volume 21, page 145, map records, Hidalgo County, Texas.

Reservations from Conveyance:

- (1) Save and except all oil, gas and other minerals in, upon and under said lands and of record.
- (2) Easement for right of way, 15 feet along the East line granted to North Alamo Water Supply Corporation as set forth in instrument recorded in Volume 1260 Page 817, Deed Records, Hidalgo County, Texas.
- (3) Right of way agreement with Western Natural Gas Co. as set forth in Instrument recorded in volume 1036, page 198. Deed Records, Hidalgo County, Texas.
- (4) Rules, regulations, rights of way and easements in favor of Hidalgo County Water Control and Improvement District No. 6.
- (5) Easements and reservations as may appear upon the recorded map and dedication of said subdivision.
- (6) Taxes for the year 1989 and subsequent years and subsequent assessments for Prior years due to change in land usage or ownership.

Grantor, 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, successors, 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, 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 the Exceptions to conveyance.

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



Erma A. Sinder - Grantor

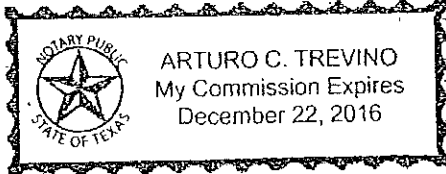
(ACKNOWLEDGMENT)

STATE OF TEXAS ***

COUNTY OF HIDALGO***

This instrument was acknowledged before me by Erma A. Sinder on this the 21st day of December, 2016.

(SEAL)



Arturo C. Trevino
Notary Public for the State of Texas
Notary Public Printed Name: Arturo C. Trevino
My Commission Expires: 12/22/2016

Record and Return To:
Angie Lee Rivera
P.O. Box 2571
Elsa, TX 78543

Chapter 232 Texas LGC Application

APPLICATION NO: 1-14807 May. 5, 2017

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

E4450-00-000-0023-00

[1] OWNER: RIVERA, ANSIE GONZALEZ, ERMA A & DANIEL J LN PO BOX 2711

[7] LEGAL DESC./NAME OF SUBDIVISION EL MONTE LOT 23

ELSA TX 78543-1064 Telephone No. 756-8709

LOCATION: 0 FM 88 & MILE 19

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTA

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: META

[4] PURPOSE OF APPLICATION: MOBILE HOMES 44-MOBILE HOMES

[10] EST. COST OF CONST.: \$1,568

[5] SIZE OF STRUCTURE: 3,800 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES NO

[6] USE OF BUILDING: REST. ZONE A-44

Special Conditions: No construction allowed over any easements. MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS SETBACKS FRONT:25' REAR:15' SIDE:6' CONER:40' B.F. E 70.00

FOR COUNTY USE ONLY APPLICATION FEES

Prepared by [Signature] Date 5/5/17

OTHER TOTAL AMOUNT \$30.00

Approved by [Signature] Date 5/5/17

Light [X] Water [X] Flood Zone: MI Panel No. /Suffix: 0350C Pct: 0 Community No.: 480334 Certification of Elevation Required: YES NO BFE

Signature of Owner or Applicant [Signature] Date 5-5-17

- 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.

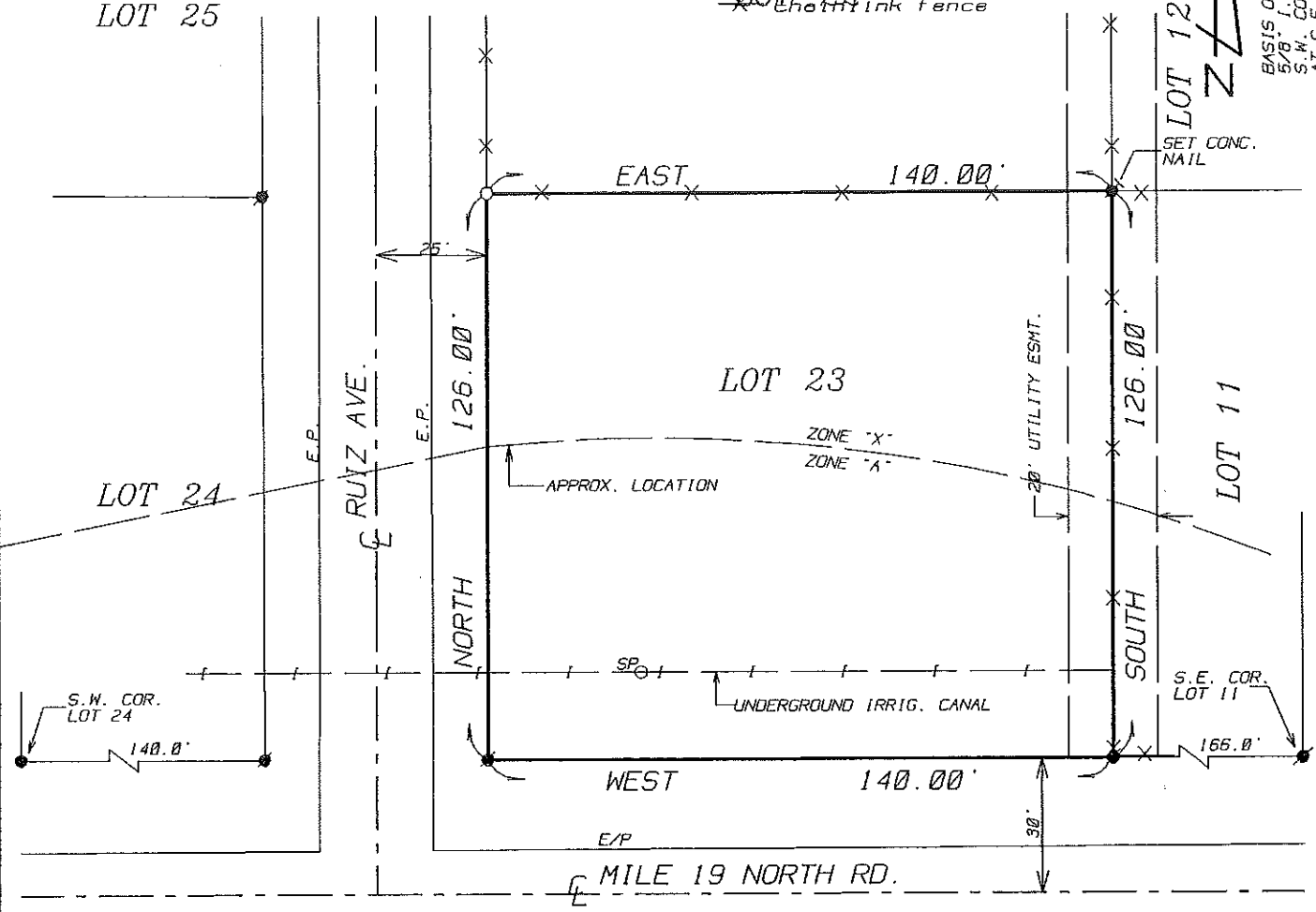
LOT 25

LEGEND

- Found 1/2" iron rod
- Found 5/8" iron pipe
- Set 1/2" iron rod with a plastic cap stamped "R&A"
- SP Standpipe
- ✕ Chain link fence

9451-1

BASIS OF BEARINGS:
 5/8" I.P. FOUND FOR
 S.W. COR. LOT 23 &
 AT S.E. COR. LOT 11



SURVEY PLAT OF
 LOT 23
 EL MONTE SUBDIVISION
 HIDALGO COUNTY, TEXAS
 PER MAP RECORDED IN VOLUME 21, PAGE 145, H.C.M.R.

I, REYNALDO ROBLES, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE ABOVE PLAT REPRESENTS A SURVEY AS MADE ON THE GROUND UNDER MY SUPERVISION, THAT THERE ARE NO VISIBLE ENCROACHMENTS, NOR VISIBLE AND APPARENT EASEMENTS AT THE TIME OF SURVEY EXCEPT AS SHOWN AND BY GRAPHIC PLOTTING ONLY THIS PROPERTY LIES IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN) AND ZONE "A" (NO BASE FLOOD ELEVATIONS DETERMINED) OF FIRM COMMUNITY PANEL No. 480334 0350 C REVISED TO REFLECT LOMR DATED MAY 17, 2008.

PREPARED FOR: ANGIE RIVERA

RA ROBLES & ASSOCIATES, PLLC
 PROFESSIONAL LAND SURVEYORS

P.O. BOX 476
 107 W. HUISACHE ST.
 WESLACO, TEXAS 78056

PHONE (956) 868-2422
 FAX (956) 369-2011
 FIRM No. 10056700

SURVEYED: 03-07-17	DRAWN BY: PG/03-09-17
SCALE: 1"=40'	JOB No. 9451-1
TITLE COMMITMENT No.	REVISED:

SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL EMBOSSED SEAL OF SURVEYOR OF RECORD.

© COPYRIGHT 2017

Reynaldo Robles
 REYNALDO ROBLES, R.P.L.S. #4032

ROBLES & ASSOCIATES, NOR THE SURVEYOR OF RECORD RESEARCHED OR PREPARED A TITLE REPORT OR ABSTRACT OF TITLE ON THE ABOVE PROPERTY. EASEMENTS OF RECORD MAY AFFECT SUBJECT PROPERTY.

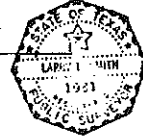
MAP OF EL MONTE SUBDIVISION

HIDALGO CO., TEXAS

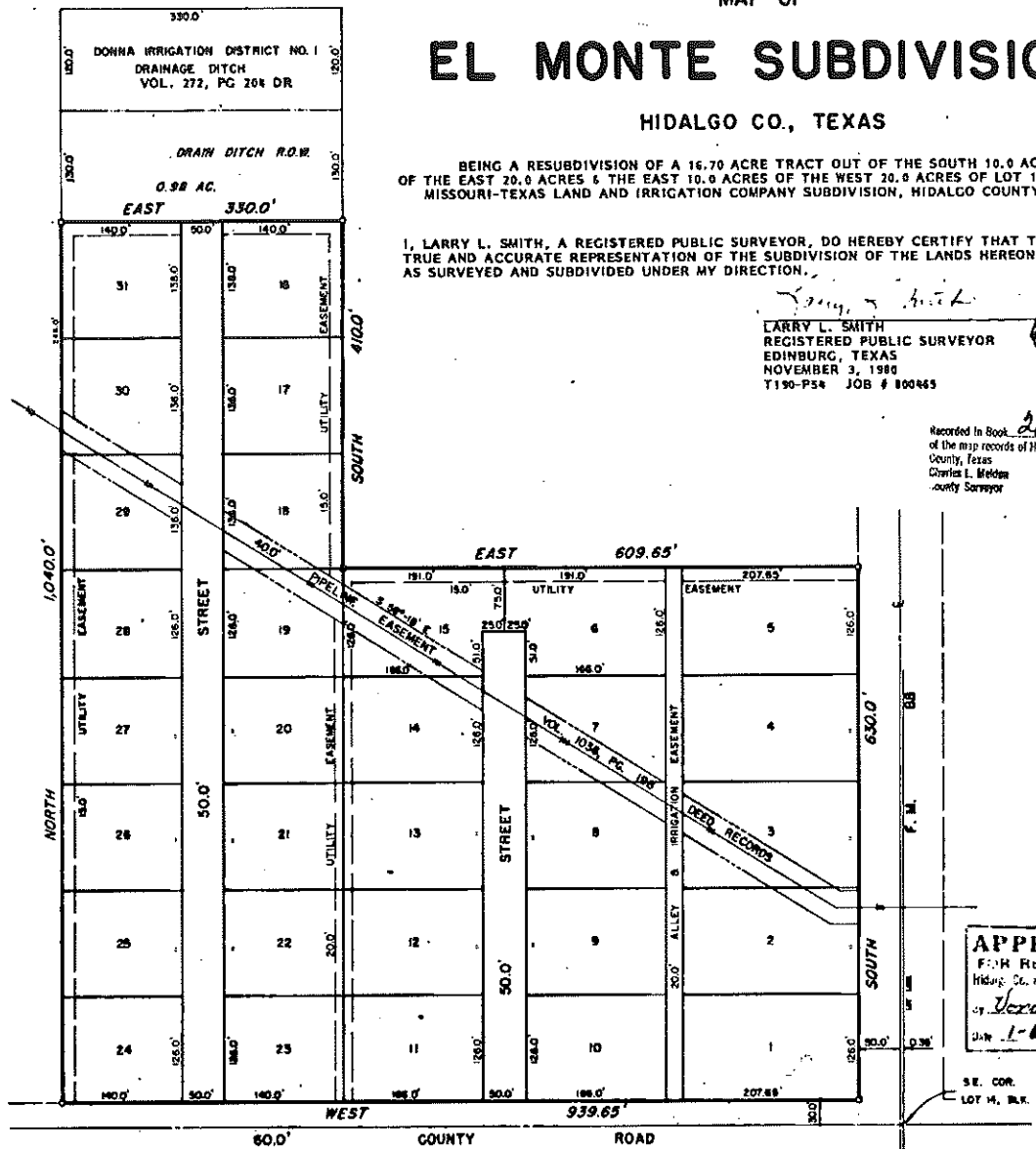
BEING A RESUBDIVISION OF A 16.70 ACRE TRACT OUT OF THE SOUTH 10.0 ACRES OF THE EAST 20.0 ACRES & THE EAST 10.0 ACRES OF THE WEST 20.0 ACRES OF LOT 14, BLOCK 85 MISSOURI-TEXAS LAND AND IRRIGATION COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS

I, LARRY L. SMITH, A REGISTERED PUBLIC SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED AS SURVEYED AND SUBDIVIDED UNDER MY DIRECTION.

LARRY L. SMITH
REGISTERED PUBLIC SURVEYOR
EDINBURG, TEXAS
NOVEMBER 3, 1988
T190-P54 JOB # 800865



Recorded in Book 21 Page 145
of the map records of Hidalgo
County, Texas
Charles L. Melton
County Surveyor



APPROVED
FOR RECORDING
Hidalgo Co. Right of Way Dept
by Jana Walker
Date 1-6-81

STATE OF TEXAS |
COUNTY OF HIDALGO |

KNOW ALL MEN BY THESE PRESENTS:
THAT THE UNDERSIGNED OWNER OF THE PROPERTY HEREON DESCRIBED, DOES HEREBY ADOPT, DEDICATE AND CONFIRM THE FOREGOING MAP OR
PLAN AND DOES DEDICATE TO THE PUBLIC THE SURFACE USE OF THE STREETS AND ALLEYS DESIGNATED THEREON.

Melvin Dahl
MELVIN DAHL, OWNER

STATE OF TEXAS |
COUNTY OF HIDALGO |

George Lookingbill
GEORGE LOOKINGBILL, OWNER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MELVIN DAHL, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES
ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDER-
ATION THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 11th DAY OF December, A.D., 19 80.

Shelly Tonia
NOTARY PUBLIC IN AND FOR HIDALGO COUNTY,
TEXAS

THIS PLAT APPROVED BY THE HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NO. 6, ON THIS THE _____ DAY OF _____
A.D., 19 _____.

C319

ATTEST:
SECRETARY _____

PRESIDENT _____

FILED FOR RECORD THIS DATE
1981 at 2:30 P.M.
JAN 7 1981
SANTOS SALAZAR
County Clerk
Salazar

APPROVED FOR RECORDING
BY
COMMISSIONERS' COURT
This is the 7th day of Jan 1981
SANTOS SALAZAR, County Clerk
Hidalgo County, Texas
Shoyoua



PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

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: 1-147603

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

Upon the application of:

Name: Maricela garcia

Address: 3013 gemmimost.
Weslaco, TX 78596

Phone: (956) 975-5313

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

Water Supplier: North Alamo Water Supply

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

Account/ESI No.: 317 634-001
 Temporary Pole Permanent Service

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

Colonia Del Noreste lot #209

[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



PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

Main Office
1304 South 25th Street
Edinburg, Texas 78542
956-318-2840
956-318-2844

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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: 1-14743

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

Maricela Garcia

Known to me [or proved to me in the oath of _____ or through
TX DL # 27946595 (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:

Colonia Del Noreste lot # 229."

[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]

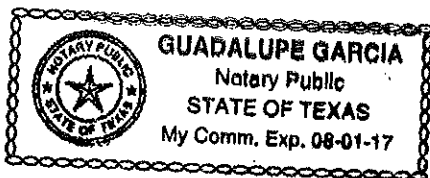
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

Maricela Garcia (Signature)

SUBSCRIBED AND SWORN TO before me on April 27th, 2017, to certify which, witnesses my hand and seal of office.



Guadalupe Garcia
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

WARRANTY DEED WITH VENDOR'S LEIN

2460756

Date: JUNE, 15th 2013

Grantor's Mailing Address:

ISAIAS GARCIA MEZA AND WIFE ROSALINDA LEDESMA

608 WEST 1st STREET

Weslaco, Texas 78596

Grantee: MARICELA GARCIA

Grantee's Mailing Address

3114 GERONIMO ST.

WESLACO , Texas 78596

Consideration: Ten Dollars and other valuable consideration paid by Grantees To Grantor, the receipt which is hereby acknowledged. Down Payment of 2.000 dollars with a balances of 19.000

With of interests will be paid in 4% in seven years at 250.00 per month, and is executed by the Grantee with the down payment payable to the order of the Grantors (the Purchase Note) Grantee thereafter will pay Two hundred and fifty dollars and no cents per month. Due on the first of each month and no later than the 10th of the month. The purchase note is secured by a vendor lien in this deed. Failure by Grantees to comply with the purchase agreement. as per said after three months of nonpayment will be considered default by Grantees. Grantor therefore can proceed with repossession proceedings as allowed by law.

Property (including any improvements):

ALL OF LOT 229, COLONIA DEL NORESTE, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 23 PAGE 166, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES TOGETHER WITH ALL IMPROVEMENTS SITUATED THEREON.

Subject to: Reservation of all oil, gas and other minerals, in and under said land, which is expressly excepted from this conveyance and reserved unto the grantor herein, her heirs and assigns

1. TO HAVE AND TO HOLD the above described premises together with all and singular Grantor, 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 heir, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all an 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 warranty.

THIS DOCUMENT WAS PREPARED BASED ON INFORMATION PROVIDED BY THE PARTIES HERETO. NO TITLE EXAMINATION HAS BEEN REQUESTED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT, NOR WAS ANY PROVIDED. THE PREPARER EXPRESSES NO OPINION ON TITLE TO THIS PROPERTY.

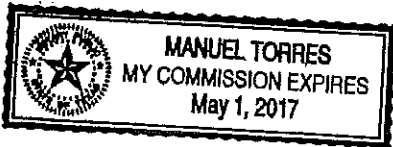
BY: Isaias Garcia Meza AND Rosalinda Ledesma
ISAIAS GARCIA MEZA ROSALINDA LEDESMA

(Acknowledgment)

STATE OF TEXAS

COUNTY OF HIDALGO

This instrument was acknowledged before me on this 15 day of June 2013 by ISAIAS GARCIA MEZA AND WIFE ROSALINDA LEDESMA GRANTORS.



Manuel Torres
Notary Public for the State Of Texas
Hidalgo County

AFTER RECORDING RETURN TO:
ISAIAS GARCIA MEZA AND WIFE
ROSALINDA LEDESMA
608 WEST 1st STREET
WESLACO, TEXAS 78596

Chapter 232 Texas LGC Application

APPLICATION NO:

1-14763

Apr. 27, 2017

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

C6760-00-000-0229-00

[1] OWNER: GARCIA, MARICELA

[7] LEGAL DESC./NAME OF SUBDIVISION
COLONIA DEL NORESTE LOT 229

3114 GERONIMO ST
WESLACO TX 78596-4743

Telephone No. 975-5343

LOCATION: 0 MILE 6 1/2 & ML 9

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTA

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: OTHE

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

[10] EST. COST OF CONST.: \$47,000

[5] SIZE OF STRUCTURE: 1,216 Sq. Ft.

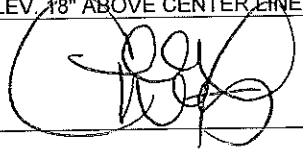
[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: RESD. ZONE-X

Special Conditions: No construction allowed over any easements.

MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS
FRONT:25' BACK:15' SIDES:6'
MINIMUM ELEV. 18" ABOVE CENTER LINE OF STREET

FOR COUNTY USE ONLY
APPLICATION FEES


Prepared by _____ Date 4/27/17

OTHER _____
TOTAL AMOUNT \$30.00


Leonel Najera
Approved by _____ Date 4/17/17

Light [X] Water [X]

Flood Zone: NO 04JOC Pct: 1
Panel No. /Suffix: _____

Community No.: 480334

Certification of Elevation
Required: YES NO BFE


Signature of Owner or Applicant _____ Date 04-27-17

- 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.

STATE OF TEXAS
COUNTY OF HIDALGO

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A FULLY AUTHORIZED AGENT DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSE, DRAINS, EASEMENT AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER *Hilda E. Garcia*
HILDA E. GARCIA
OWNER *Tony Barbosa*
TONY BARBOSA

STATE OF TEXAS
COUNTY OF HIDALGO

I, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

DATE 11-21-83

John F. ...
REGISTERED PUBLIC SURVEYOR
NO. 2275 P.E. 34985

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 21 DAY OF November, 1983

John F. ...
NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

APPROVAL BY WATER DISTRICT

THIS PLAT APPROVED BY HIDALGO COUNTY WATER IMPROVEMENT DISTRICT No. _____ ON THIS _____ DAY OF _____ A.D.

PRESIDENT

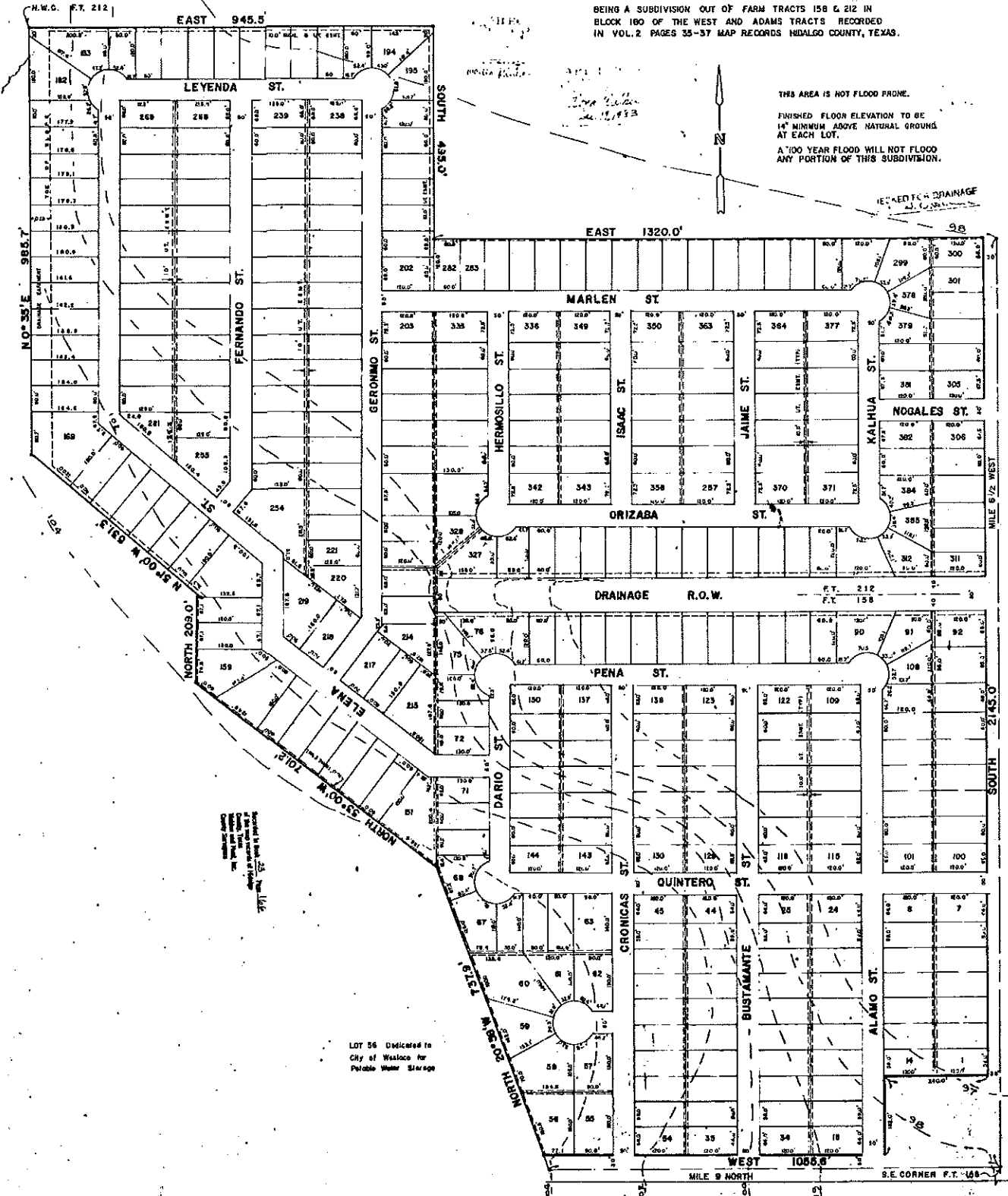
SECRETARY

COLONIA DEL NORESTE

BEING A SUBDIVISION OUT OF FARM TRACTS 158 & 212 IN BLOCK 180 OF THE WEST AND ADAMS TRACTS RECORDED IN VOL. 2 PAGES 35-37 MAP RECORDS HIDALGO COUNTY, TEXAS.

THIS AREA IS NOT FLOOD PRONE.

FINISHED FLOOR ELEVATION TO BE 14" MINIMUM ABOVE NATURAL GROUND AT EACH LOT.
A 100 YEAR FLOOD WILL NOT FLOOD ANY PORTION OF THIS SUBDIVISION.



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VOL. 23 PG. 166