



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: 1-446

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

Upon the application of:

Name: Jeniva Bautista

Address: 2421 Lott Rd
Donna, TX

Phone: (936) 354-1933

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

Water Supplier: NAWS

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:

LA Donna: Lot 4 Block 10 (0.244 acre)

[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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T.J. Arredondo, CFM
Director of Planning

Application No: 1-446

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

Jeniva Bautista

Known to me [or proved to me in the oath of JXD# 34540146 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:

LA Donna Lot 4 Block 10 (0.244 acre)."

[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."

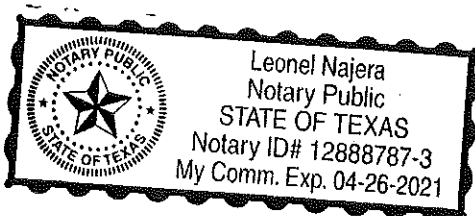
-OR-

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 MARCH 28TH, 2018, to certify which, witnesses my hand and seal of office.

NOTARY PUBLIC IN AND FOR
THE 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: March 14, 2017

Grantor: ABRAHAM VEGA, joined herein pro forma by my wife, KAREN VEGA

Grantor's Mailing Address:

858 Silverpines
Houston, Texas 77062
Harris County

Grantee: OVIDIO SANCHEZ and JENIVA BAUTISTA, a married couple

Grantee's Mailing Address:

701 E. Eller Avenue, Apt. 1
Pharr, Texas 78577
Hidalgo County

Consideration:

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

Property (including any improvements):

A 0.244 acre tract of land out of Lot 4, Block 10, LA DONNA SUBDIVISION, Hidalgo County, Texas, according to the map recorded in Volume 1, Page 51, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes and more particularly described by metes and bounds as follows:

Beginning at the Southeast corner of Lot 4, Block 10, thence, West 428.6 feet along the Centerline of Lott Road to the Southeast corner of this tract;

Thence, West 66.4 feet to the Southwest corner hereof;

Thence, North 160.0 feet to the Northwest corner hereof;

Thence, East 66.4 feet to the Northeast corner hereof;

Thence, South 160.0 feet to return and close at the point of beginning and containing 0.244 acres of land, more or less; the South 25.0 feet of this tract is reserved for road and utility easement.

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

Statutory easements, rules, regulations and rights in favor of Donna Irrigation District Hidalgo County No. 1.

Roads, easements and reservations as may appear on the map and dedication of La Donna Plat Subdivision, recorded in Volume 1, Page 51, Map Records of Hidalgo County, Texas.

Subject to any portion of subject property described herein lying in canal right of way.

Easement for canals, laterals, etc. as shown by instrument dated May 19, 1909, recorded in Volume 1, Page 556, Deed Records of Hidalgo County, Texas.

South 25 feet are reserved for road and utility easement as shown by instrument dated June 27, 1995, filed June 29, 1995 under Document Number 460701, Official Records of Hidalgo County, Texas.

Mineral and/or royalty reservation contained in deed dated February 6, 1950, recorded in Volume 681, Page 398, dated October 9, 1950, recorded in Volume 703, Page 623 and dated March 29, 1980, recorded in Volume 1667, Page 583, Deed Records of Hidalgo County, Texas.

Mineral and/or royalty reservation contained in deed dated June 27, 1994, filed June 29, 1994 under Document Number 460701, Official Records of Hidalgo County, Texas.

Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated December 10, 1970, by and between Charles D. Morton and others, as Lessor, and Lone Star Producing Company, as Lessee, recorded in Volume 330, Page 475, Oil and Gas Records of Hidalgo County, Texas.

Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated September 24, 1981, by and between Elizabeth Mae Herzog and others, as Lessor, and Hamilton Brothers Oil Company, as Lessee, recorded in Volume 408, Page 503, Oil and Gas Records of Hidalgo County, Texas.

Leases for coal, lignite, oil, gas or other minerals, together with rights incident thereto, in favor of SKH Energy Partners, L.P., filed on June 29, 1998, under Document Number 689149 and filed July 6, 1998 under Document Number 690555, Official Records of Hidalgo County, Texas.

Any claim or allegation that the land, was or is to be conveyed in violation of state statutes or any county or municipal ordinances requiring the platting of the land or affecting subdivisions, or any loss of the use of the land by reason thereof.

Visible and apparent easements on or across the property herein described.

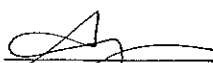
Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.

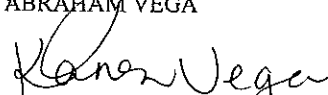
Standby fees, taxes and assessments by any taxing authority for the year 2017, and subsequent years.

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.

GRANTOR AND GRANTEE AGREE THAT GRANTOR HAS CONVEYED THE PROPERTY AND GRANTEE HAS ACCEPTED THE PROPERTY IN ITS "AS IS" CONDITION, WITH ANY AND ALL DEFECTS AND WITHOUT WARRANTY EXCEPT FOR THE WARRANTIES OF TITLE AND THE WARRANTIES IN THE CONTRACT EXECUTED BETWEEN GRANTOR AND GRANTEE.

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



ABRAHAM VEGA


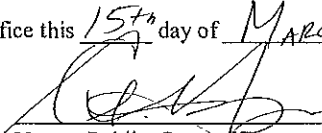
KAREN VEGA, pro forma

STATE OF TEXAS)

COUNTY OF HARRIS)

Before me, the undersigned authority, on this day personally appeared ABRAHAM VEGA, proved to me through Picture ID to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that ABRAHAM VEGA executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 15th day of MARCH, 2017.



Notary Public, State of Texas
Notary Public ID: _____

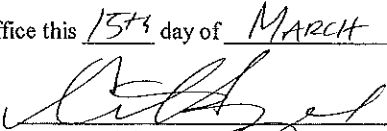


STATE OF TEXAS)

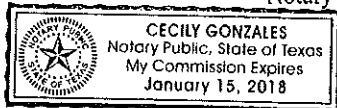
COUNTY OF HARRIS)

Before me, the undersigned authority, on this day personally appeared KAREN VEGA, proved to me through Picture ID to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that KAREN VEGA executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 15th day of MARCH, 2017.



Notary Public, State of Texas
Notary Public ID: 129074714



PREPARED IN THE OFFICE OF:
LAW OFFICE OF RICHARD A. CANTU, P.C.
6013 N. 10th Street
McAllen, Texas 78504
Tel: (956) 630-6330
Tel: (956) 687-7763
Email: CantuR@valleylandtitleco.com
File/GF No.: 8782-17/151,441vltc

AFTER RECORDING RETURN TO:
OVIDIO SANCHEZ
701 E. Eller Avenue, Apt. #1
Pharr, Texas 78577

The State of Texas,

County of HIDALGO

} Know All Men by These Presents: ²
DOC# 460701

That the, L. C. Olivarez and Co., Inc., formerly known as the Olivarez Lumber Co., Inc. a Corporation, duly organized and existing under the Laws of the State of Texas

for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and other good and valuable consideration,

~~xxxxxx~~ DOLLARS

to it in hand paid by Hector M. Guerrero, the receipt of which is hereby acknowledged and confessed,

~~xxxxxx~~ follows:

has Granted, Sold and Conveyed, and by these presents does Grant, Sell and Convey, unto the said Hector M. Guerrero whose mailing address is 6523 Fairway Ave. --- Houston, Texas 77087 of the County of Harris State of Texas all that certain lot, tract, or parcel of land lying and being situated in Hidalgo County, Texas, and more particularly described as follows, to-wit:

A 0.244 acre tract out of the East 15.0 acres of Lot 4 Block 10, La Donna Plat Subdivision, Hidalgo County, Texas, and being more particularly described by metes and bounds as follows;

Beginning at the Southeast corner of Lot 4, Block 10, thence, West 428.6 feet along the Centerline of Lott Road to the Southeast corner of this tract;

Thence, West 66.4 feet to the Southwest corner hereof;

Thence, North 160.0 feet to the Northwest corner hereof;

Thence, East 66.4 feet to the Northeast corner hereof;

Thence, South 160.0 feet to return and close at the point of beginning and containing 0.244 acres of land more or less; the South 25.0 of this tract is reserved for road and utility easement; SAVE AND EXCEPT for all oil, gas and other minerals.

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

Hector M. Guerrero, his heirs and assigns forever and the said Corporation does hereby bind itself, its successors and assigns, to Warrant and Forever Defend, all and singular the said premises unto the said

Hector M. Guerrero, his heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof. IN WITNESS WHEREOF, the said Corporation has caused these presents to be signed by its duly authorized officers and to be sealed with the Seal of the Corporation, at Weslaco, Texas

this 27th

day of June

19 95

L. C. Olivarez and Co., Inc. formerly known as the Olivarez Lumber Co. Inc.

Attest: Francisco T. Rodriguez Secretary.
(Seal)

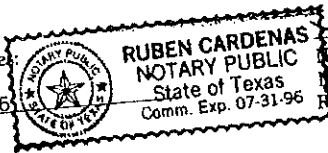
By L. C. Olivarez President.
L. C. Olivarez,

(Corporate Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 28th day of June, 19 95, by L. C. Olivarez, Pres. of L. C. Olivarez and Co., Inc. a corporation, on behalf of said corporation. Texas

My commission expires: July 31, 1996



Ruben Cardenas
Notary Public, State of Texas
Notary's printed name:
Ruben Cardenas

Warranty Deed
(by Corporation)

FROM

L. C. Olivarez and Co., Inc.

TO

Hector M. Guerrero

FILED FOR RECORD

This day of 19

at o'clock M.

County Clerk.

By Deputy.

RECORDED

..... 19

In County Records

in Book on Page

County Clerk.

By Deputy.

Recording Fee \$

This instrument should be filed immediately with the County Clerk for record.

WHEN RECORDED RETURN TO:

Record Dept. Return
to - 2001 43rd St. Ave
P.O. Box 22
Waxahatche, TX 75147-0022

(Corporate Acknowledgment)

STATE OF TEXAS
COUNTY OF

This instrument was acknowledged before me on the day of 19

My commission expires:

Notary Public, State of Texas
Notary's printed name:

FILED FOR RECORD
DOC# 460701 \$11
06-29-1995 12:41:25
JOSE ELOY PULIDO
HIDALGO COUNTY



COUNTY OF HIDALGO
PLANNING DEPARTMENT

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Permit No.: Permit 1-446
Receipt No.: 001867
L0800-00-010-0004-04

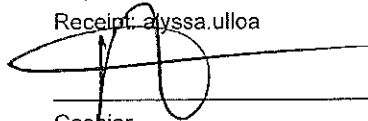
SANCHEZ OVIDIO & JENIVA BAUTISTA
701 E ELLER AVE APT 1
PHARR, TX 78577
(956) 354-1933
(956) 354-1933

- [1] Contractor: SELF
- [2] Water System: City of Donna
- [3] Class of Work: 05 Residential, Move In or relocated building
- [4] Size of Structure: 936Sq.Ft.
- [5] Legal Description: LA DONNA S160'-W66.4'-E495' LOT 4 BLK 10 0.24AC GR 0.20AC NET
- [6] Location: LOTT & SOEDERQUIST RD.
- [7] Sewage: City of Donna
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$22000
- [10] Flood Zone: Zone B

Community Panel Number: 480334 0500B
Precinct: 1
Certification of Elevation Required: No
Setbacks: Front 40', Rear 15', Side 6', Side 6', Corner 1'
Special Conditions: MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS
Description: Permit 1-446
Price: \$30.00

Total Amount.....\$30.00

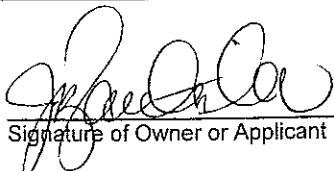
Method of Payment: Cash
Check/M.O.#:
Payment: \$40.00
Change Due: \$10.00
Application: leo.najera
Inspector: gilbert.pecina
Receipt: alyssa.ulloa


Cashier

3/23/18
Date

[NOTICE]

ALL SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE IN COMPLIANCE WITH THE SUBDIVISION PLAT AND/OR DEED RESTRICTIONS. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. NO MORE THAN ONE SINGLE FAMILY RESIDENCE PER LOT. APPLICANT SHALL COMPLY WITH ALL THE PLAT AND OR DEED RESTRICTIONS AND REQUIREMENTS AFFECTING THE LOT. APPLICANT ACKNOWLEDGES THAT NO FURTHER DIVISION OF THE DESCRIBED PROPERTY SHALL BE DONE WITHOUT FIRST PREPARING A SUBDIVISION PLAT IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES, TEXAS LOCAL GOVERNMENT CODE AND/OR TEXAS WATER DEVELOPMENT BOARD MODEL SUBDIVISION RULES. A CLEARANCE WILL NOT BE ISSUED FOR ANY PROPERTY LOCATED IN AN AREA DESIGNATED AS ZONE 'A', 'AE', 'AH' OR 'AO' UNTIL THE OWNER AND/OR CONTRACTOR HAS PROVIDED THE PLANNING DEPARTMENT A DEVELOPMENT PERMIT APPROVED BY THE COUNTY OF HIDALGO FLOOD PLAIN ADMINISTRATOR INCLUDING AN ELEVATION CERTIFICATE REFLECTING THE PROPOSED FINISHED FLOOR ELEVATION FOR THE IMPROVEMENTS AND THE BASE FLOOD ELEVATION FOR THE PROPERTY. IN ADDITION, A FINAL CLEARANCE WILL NOT BE ISSUED UNTIL THE OWNER AND/OR CONTRACTOR HAS PROVIDED THE PLANNING DEPARTMENT A FINISHED FLOOR CONSTRUCTION ELEVATION CERTIFICATE CONFIRMING THAT ALL IMPROVEMENTS WERE CONSTRUCTED IN ACCORDANCE WITH THE TERMS OF THE INITIAL APPLICATION AND FLOOD PLAIN ADMINISTRATION DEVELOPMENT PERMIT. A SEPARATE PERMIT IS ALSO REQUIRED FOR INSTALLATION OF SEPTIC TANKS AND THE VERIFICATION THAT SEPTIC TANKS WERE INSTALLED IN COMPLIANCE WITH ALL LEGAL REQUIREMENTS. THIS APPLICATION IS SUBJECT TO CANCELLATION 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 ANY TIME AFTER WORK IS COMMENCED. APPLICANT/OWNER STATES THAT NO STRUCTURE EXISTS ON THIS TRACT OF LAND. IF FOUND IN VIOLATION APPROVED APPLICATION MAY BE REVOKED. APPROVED APPLICATION FEE SHALL BE DOUBLED FOR CONSTRUCTION COMMENCING AND/OR STRUCTURES MOVED IN PRIOR TO OBTAINING AN APPROVED APPLICATION. THE FORGOING IS A TRUE AND CORRECT DESCRIPTION OF THE IMPROVEMENTS CONTEMPLATED BY THE UNDERSIGNED APPLICANT, AND THE APPLICANT STATES THAT THE APPLICANT WILL HAVE FULL AUTHORITY OVER THE CONSTRUCTION OF SAME AND CONTRACTOR AND APPLICANT HEREBY AGREE TO COMPLY WITH ALL COUNTY REQUIREMENTS AND APPLICABLE PLAT AND/OR DEED RESTRICTIONS. APPLICANT AND CONTRACTOR HEREBY CERTIFY THAT EACH HAS 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 VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION. BY SIGNING THIS APPLICATION, APPLICANT AND CONTRACTOR AUTHORIZE REPRESENTATIVES OF THE COUNTY OF HIDALGO TO COME ON TO THE CONSTRUCTION SITE TO MONITOR CONTRACTOR'S AND APPLICANT'S COMPLIANCE WITH THE TERMS OF THE PERMIT AND THE COUNTY'S SUBDIVISION REGULATIONS. PLEASE CONTACT PLANNING DEPARTMENT 48 HOURS PRIOR TO POURING OF FOUNDATION FOR INSPECTION OF BUILDING SETBACKS FROM PROPERTY LINES AND FINISH FLOOR ELEVATION. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS, BUILDING SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE MET PRIOR TO POURING FOUNDATION OR WHEN MOVING IN A STRUCTURE.


Signature of Owner or Applicant

3/23/18
Date