



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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 1-520

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

Upon the application of:

Name: Jorge A. Bernida

Address: Cañe de Azucar

Lot 3 BLK 530

Phone: 956-312-5847

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

Cañe de Azucar Lot 3 BLK 530

[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

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T.J. Arredondo, CFM
Director of Planning

Application No: 1-520

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

Jorge A. Hernandez

Known to me [or proved to me in the oath of EAC 1804001309 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:

Cana de Azucar Lot 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]

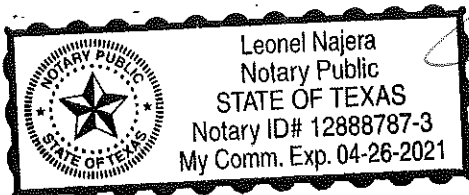
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

Jorge A. Hernandez (Signature)

SUBSCRIBED AND SWORN TO before me on April 11th, 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.

Warranty Deed with Vendor's Lien

Date: July 18, 2017

Grantor: Manuel Luna, Jr., joined pro forma by his spouse, Elvia Luna

Grantor's Mailing Address:

Manuel Luna, Jr.
P.O. Box 948
Elsa, TX 78543

Grantee: Jorge Armando Bermudez and Mariana Tafolla Alvarez, a married couple

Grantee's Mailing Address:

Jorge Armando Bermudez
Mariana Tafolla Alvarez
P.O. Box 856
Elsa, TX 78543

Consideration:

Cash and a note of even date executed by Grantee and payable to the order of Grantor in the principal amount of TWENTY THOUSAND AND NO/100 DOLLARS (\$20,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to William R. Wepfer, trustee.

Property (including any improvements):

A 0.286 acre tract of land designated as Lot 3 of an unrecorded Subdivision entitled Cana de Azucar Subdivision being a resubdivision of the East 20.0 acres of Farm Tract 530 of the West Tract Subdivision as recorded in Volume 5, Page 34-37, Map Records of Hidalgo County, Texas, said 0.286 acre tract being more particularly described on Exhibit "A" attached hereto and made a part hereof for all purposes.

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded instruments, other than liens and conveyances, that affect the property.

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.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION.

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

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

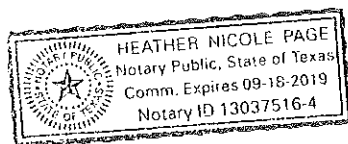
Manuel Luna, Jr.
Manuel Luna, Jr.

Elvia Luna
Elvia Luna

STATE OF TEXAS)

COUNTY OF CAMERON)

This instrument was acknowledged before me on July 18, 2017, by Manuel Luna, Jr. and Elvia Luna.



Heather Nicole Page
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

William R. Wepfer
518 East Harrison
Harlingen, Texas 78550
Tel: (956) 423-1021
Fax: (956) 423-1256
File No. 2017-5565

Exhibit "A"

BEGINNING at an iron pin set for the Southeast corner of this tract, said point of beginning being on the West right-of-way line of a proposed 50 foot street entitled Greenville Street, said point of beginning bears N 90° 00' W, 483.71 feet, and N 0° 00' East, 180.0 feet from the Southeast corner of Farm Tract 530;

THENCE N 90° 00' West, 166.29 feet to an iron pin set for the Southwest corner of this tract;

THENCE N 0° 00' East, 75.0 feet to an iron pin set for the Northwest corner of this tract;

THENCE S 90° 00' East, 166.29 feet to an iron pin set for the Northeast corner of this tract, said iron pin also being on the West right-of-way line of the aforementioned Greenville Street;

THENCE S 0° 00' West, 75.0 feet along the West right-of-way line of said Greenville Street to the point of original beginning and containing 0.286 acres of land.

40759

2252

Prepared by the State Bar of Texas for use by lawyers only.
Revised 10-85.
© 1985 by the State Bar of Texas

WARRANTY DEED
(Long Form)

*Ref
9.0*

VOL. 2514 PAGE 609

Date: April 17, 1987

Grantor: TEXAS ASSOCIATION OF SEVENTH-DAY ADVENTISTS

Grantor's Mailing Address (including county): P. O. Box 800
Alvarado, Texas 76009-0800

Grantee: MANUEL LUNA, JR.

Grantee's Mailing Address (including county): P. O. Box 948
Elsa, Texas 78543

Consideration: TEN AND NO/100THS DOLLARS (\$10.00), and other good and valuable consideration.

Property (including any improvements):

A 0.286 acre tract of land designated as Lot 3 of an unrecorded Subdivision entitled Cana de Azucar Subdivision being a resubdivision of the East 20.0 acres of Farm Tract 530 of the West Tract Subdivision as recorded in Volume 5, Page 34-37, Map Records of Hidalgo County, Texas, said 0.286 acre tract being more particularly described, along with Subject to's, on Exhibit "A" attached hereto and made a part hereof for all purposes.

Reservations from and Exceptions to Conveyance and Warranty:

See Subject to's attached hereto and made a part hereof for all purposes in Exhibit "A"

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, executors, 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, 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 conveyance and warranty.

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

VOL 2514 PAGE 610

TEXAS ASSOCIATION OF SEVENTH-DAY ADVENTISTS

BY: *R. R. Beuf* Vice-President

BY: *C. M. May* Secretary

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the _____ day of _____, 19 87
by _____

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

Notary's commission expires:

(Corporate Acknowledgment)

STATE OF TEXAS
COUNTY OF JOHNSON

This instrument was acknowledged before me on the 27th day of April, 19 87
by _____
of _____
a TEXAS corporation, on behalf of said corporation.

Kristen Foster

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

Notary's commission expires:



AFTER RECORDING RETURN TO:

PREPARED IN THE LAW OFFICE OF:

BEGINNING at an iron pin set for the Southeast corner of this tract, said point of beginning being on the West right-of-way line of a proposed 50 foot street entitled Greenville Street, said point of beginning bears N 90° 00' W, 483.71 feet, and N 00° 00' East, 180.0 feet from the Southeast corner of Farm Tract 530;
THENCE N 90° 00' West, 166.29 feet to an iron pin set for the Southwest corner of this tract;
THENCE N 00° 00' East, 75.0 feet to an iron pin set for the Northwest corner of this tract;
THENCE S 90° 00' East, 166.29 feet to an iron pin set for the Northeast corner of this tract, said iron pin also being on the West right-of-way line of the aforementioned Greenville Street;
THENCE S 00° 00' West, 75.0 feet along the West right-of-way line of said Greenville Street to the point of original beginning and containing 0.286 acres of land.

SUBJECT TO easements and reservations as may be reflected by the map and plat of record in Volume 1, Page 4-5, Map Records of Hidalgo County, Texas.
SUBJECT TO easements and reservations for streets, alleys and utilities as may be reflected by the unrecorded map and plat of Cana de Azucar Subdivision.
SUBJECT TO all oil, gas and other minerals as reserved in Deed recorded in Volume 1321, Page 493, Deed Records of Hidalgo County, Texas.
SUBJECT TO easement dated May 29, 1969, from John Lewie Hoyt to North Alamo Water Supply corporation, recorded in Volume 1260, Page 682, Deed Records of Hidalgo County, Texas, and except all oil, gas and other minerals as reserved in Deed recorded in Volume 1321, Page 493, Deed Records of Hidalgo County, Texas.
SUBJECT TO easement dated May 29, 1969, from John Lewie Hoyt to North Alamo Water Supply corporation, recorded in Volume 1260, Page 682, Deed Records of Hidalgo County, Texas.
SUBJECT TO rights, rules, regulations, easements and liens in favor of Hidalgo & Cameron Counties Water Control and Improvement District No. 9.
SUBJECT TO easement dated March 14, 1955, from John Lewie Hoyt and wife, Jewell Ruth Hoyt to the State of Texas, recorded in Volume 823, Page 61, Deed Records of Hidalgo County, Texas.

Exhibit "A"

40759

FILED FOR RECORD
BY OCT 30 PM 1 56
WILLIAM (ED)
SCOTT
MILWAUKEE

OK 1429
Manuel Long
PO Box 948
Elizabethtown 28543



Chapter 232, Texas Local Government Code

4/6/2018 3:04:02 PM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
1304 South 25th Street	1902 Joe Stephens Ave.	2401 N. Moorefield Rd.
Edinburg, Texas 78542	Weslaco, Texas 78596	Mission, Texas 78572
Ph: 956-318-2840	Ph: 956-968-4734	Ph: 956-205-7045
Fax: 956-318-2844	Fax: 956-973-7850	Fax: 956-205-7049

Permit No.: Permit 1-520

Receipt No.: 002131


C0850-00-530-0003-00

- LUNA MANUEL JR
- PO BOX 948
- ELSA, TX 78543
- (956) 313-5847
- (956) 313-5847
- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 29 Residential, move in or relocated building
- [4] Size of Structure: 1200Sq.Ft.
- [5] Legal Description: CANA DE AZUCAR LOT 3 BLK 530
- [6] Location: FM 88 & MILE 16 N.
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$17000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340350C
 Precinct: 1
 Certification of Elevation Required: No
 Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '
 Special Conditions: **MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS**
 Description: Permit 1-520
 Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
 Check/M.O.#:
 Payment: \$30.00
 Change Due: \$0.00
 Application: alyssa.ulloa
 Inspector: gilbert.pecina
 Receipt: alyssa.ulloa



 Cashier

4/6/18

 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.

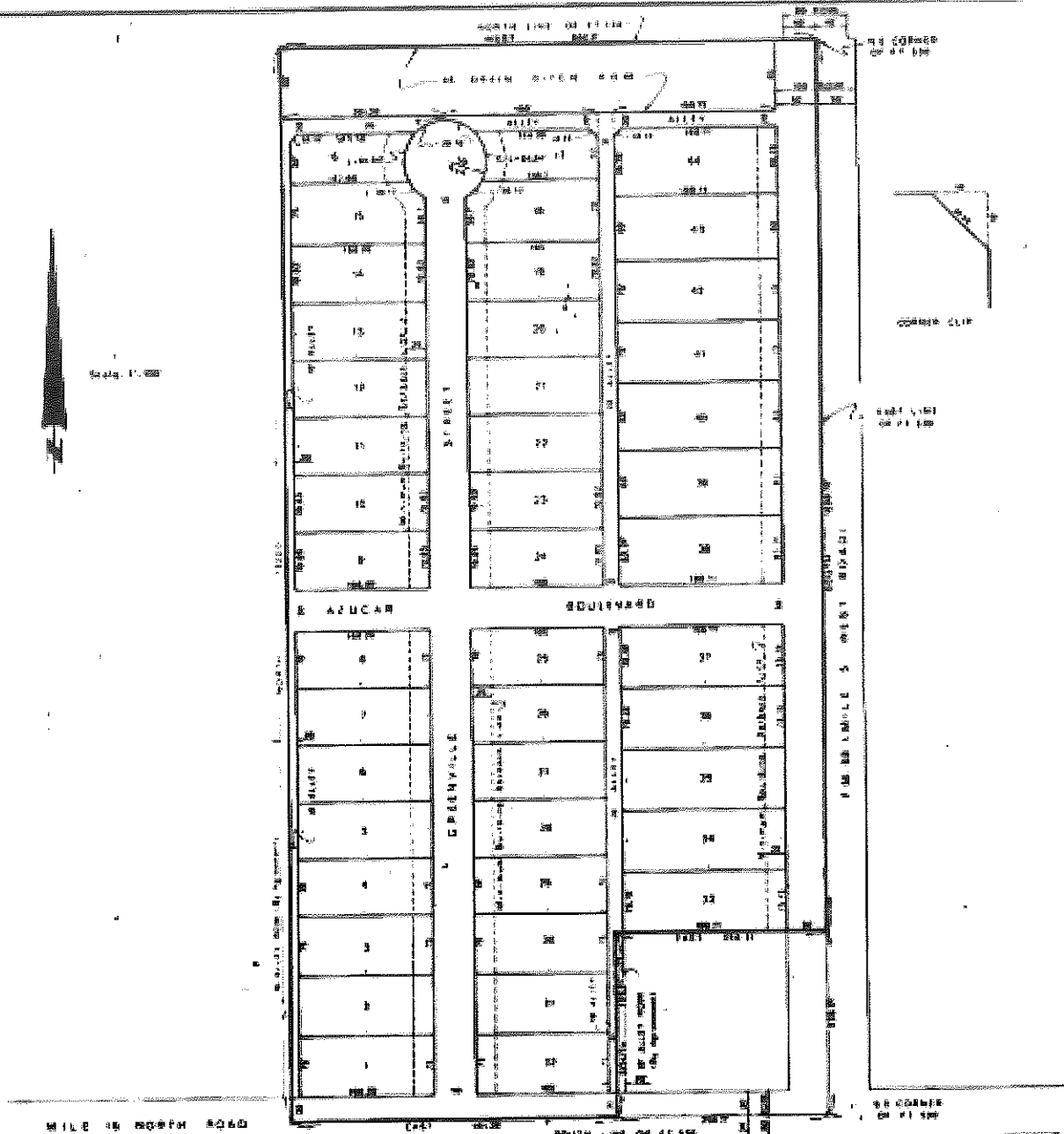


 Signature of Owner or Applicant

4/6-18

 Date

SALIBA & ASSOCIATES, INC.
 CONSULTING ENGINEERS & SURVEYORS
 1030 BRIDGEMAN
 HOUSTON, TEXAS 77036
 BEI-5021



Recorded to Book 21 Page 9B
 of the records of Deeds
 County, Texas
 Order of Court
 Date

4110
CARA de AZUCAR SUBDIVISION

BEING A SUBDIVISION OF AN 18.649 ACRE TRACT PART
 OF THE EAST 30.00 ACRES OF FARM TRACT 510,
 WEST AND LOAMS TRACT, HUNTER COUNTY, TEXAS

FILED FOR RECORD TO DEED
 IN 198 Book 21
 01/10/80
 Survey Plat No.
107

State of Texas
 County of Hidalgo:

I, the undersigned, Trustee of the land shown on this plat, and designated herein
 as the **CARA de AZUCAR** Addition of the City of Lico, and whose name
 is authorized herein, hereby certifies to the use of the Public for all streets,
 alleys, parks, water courses, drains, easements, and public places, therein shown
 for the purposes and considerations therein expressed.

1-10-80 Maria Arturo B. Elizalde
 Date

**APPROVED
 FOR RECORDING**
 Registered Professional Engineer
 in Texas
 Date 1-10-80

APPROVED FOR RECORDING
 BY
COMMISSIONERS COURT
 This the 10th day of January 1980
 HONORABLE CLERK
 HUNTER COUNTY, TEXAS
Shirley

State of Texas
 County of Hidalgo:

Before me, the undersigned authority, on this day personally appeared
 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 considerations therein stated.

Given under my hand and seal of office this 10th day of January 1980
Nathan R. Carty
 Notary Public in and For
 Hidalgo County, Texas

State of Texas
 County of Hidalgo:

I, the undersigned, a Registered Professional Engineer in the State of Texas,
 hereby certify that this plat is true and correctly made and prepared from an
 actual survey on the property made under my supervision on the ground, and
 further certify that proper engineering collaboration has been given in this plat.

1-10-80 Robert P. Saliba
 Date Reg. Professional Engineer
 # 21874





PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

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956-205-7045
956-205-7049

Precinct 1234

T.J. Arredondo, CFM
Director of Planning

Application No: 1-523

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

Upon the application of:

Name: MARICELA S VERA

Address: 1503 ROBINETTE AVE
POWAMA TX 78537

Phone: (956) 961-7213

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. AEP

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

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

DOWNMOUTH HEIGHTS NORTH LOT 66

[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

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956-205-7049

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 1-573

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

MARIELA S. VERA

Known to me [or proved to me in the oath of ID# 19643175 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:

DOMINA HEIGHTS NORTH LOT 66"

[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."

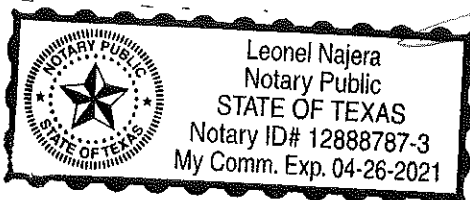
-OR-

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."

X Jose R. Lora (Signature)

SUBSCRIBED AND SWORN TO before me on APRIL 9th, 2018, to certify which, witnesses my hand and seal of office.

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



AFFIDAVIT

STATE OF TEXAS

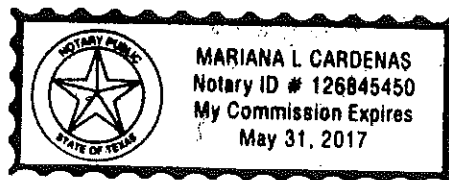
COUNTY OF HIDALGO

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

Mariana L. Cardenas
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.

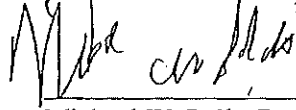
Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all

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,



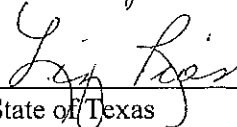
Michael W. Polis, President

STATE OF TEXAS)

COUNTY OF HIDALGO)

Before me, the undersigned, on this day personally appeared Michael W. Polis, proved to me through Uvas Identification 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 Local Government Code
COUNTY OF HIDALGO
PLANNING DEPARTMENT

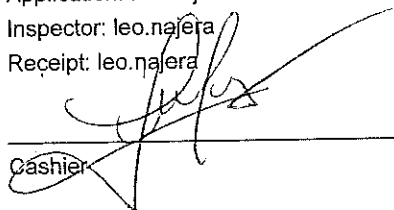
4/9/2018 11:07:32 AM

Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
1304 South 25th Street	1902 Joe Stephens Ave.	2401 N. Moorefield Rd.
Edinburg, Texas 78542	Weslaco, Texas 78596	Mission, Texas 78572
Ph: 956-318-2840	Ph: 956-968-4734	Ph: 956-205-7045
Fax: 956-318-2844	Fax: 956-973-7850	Fax: 956-205-7049

Permit No.: Permit 1-523
 Receipt No.: 002144
 D6700-00-000-0066-00

- VERA MARICELA S
 1503 BOBWHITE AVE
 DONNA, TX 78537
 (956) 961-7213
 (956) 961-7181
- [1] Contractor: self
 - [2] Water System: North Alamo WSC
 - [3] Class of Work: 25 Residential, new, Single Family Dwelling
 - [4] Size of Structure: 1200Sq.Ft.
 - [5] Legal Description: DONNA HEIGHTS NORTH LOT 66
 - [6] Location: ola la blanca & mile 10
 - [7] Sewage: N/A
 - [8] Construction Type: Block
 - [9] Est. Cost of Construction: \$35000
 - [10] Flood Zone: Zone C

Community Panel Number: 4803340425C
 Precinct: 1
 Certification of Elevation Required: No
 Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '
 Special Conditions: must comply with all county setbacks & regulations
 Description: Permit 1-523
 Price: \$30.00
Total Amount.....\$30.00
 Method of Payment: Cash
 Check/M.O.#:
 Payment: \$100.00
 Change Due: \$70.00
 Application: leo.najera
 Inspector: leo.najera
 Receipt: leo.najera



 Cashier

4/9/18

 Date

[NOTICE]

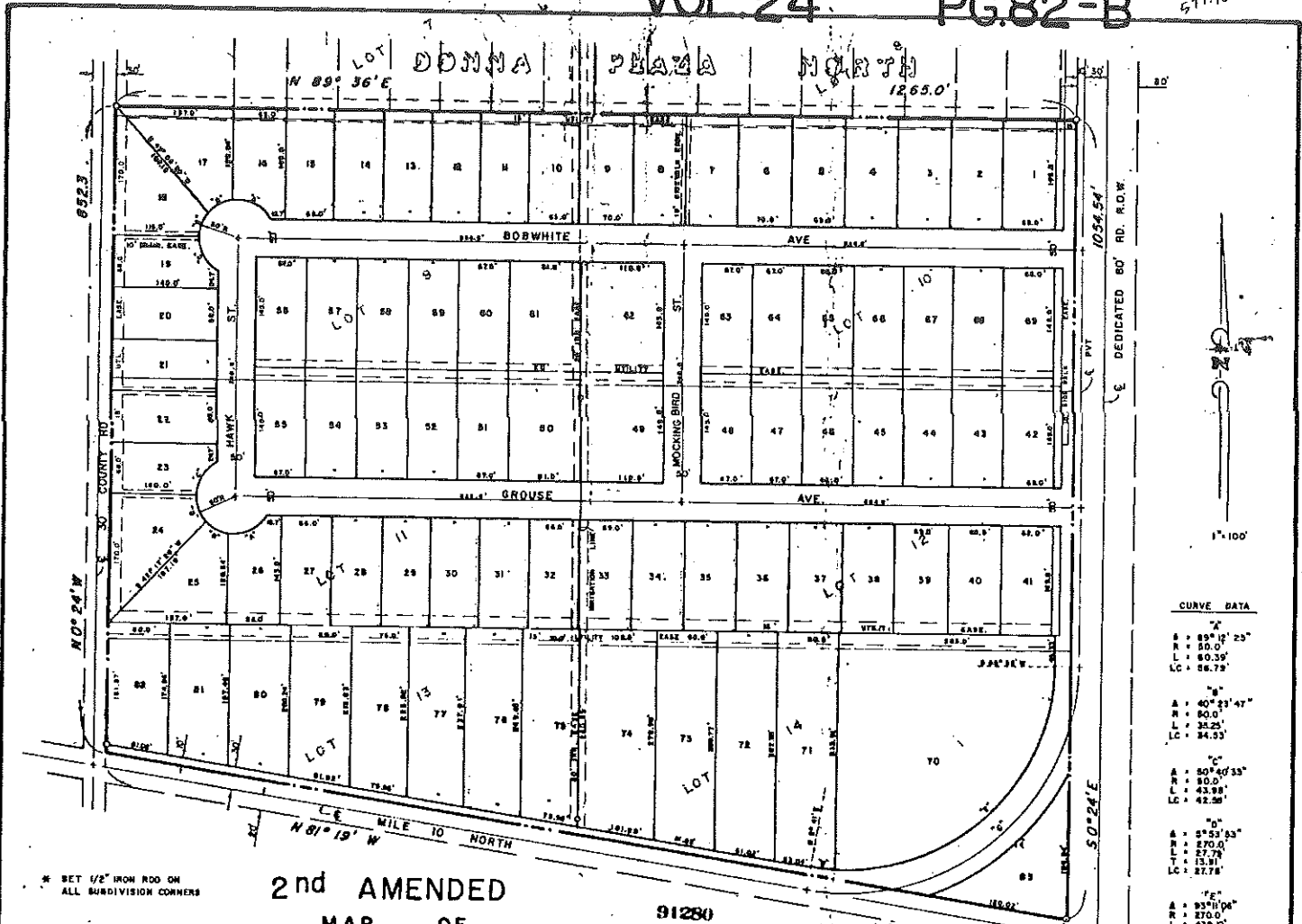
ALL SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE IN COMPLIANCE WITH THE SUBDIVISION PLAT AND/OR DEED RESTRICTIONS. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. NO MORE THAN ONE SINGLE FAMILY RESIDENCE PER LOT. APPLICANT SHALL COMPLY WITH ALL THE PLAT AND OR DEED RESTRICTIONS AND REQUIREMENTS AFFECTING 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

4-9-18

 Date



CURVE DATA

"A"	89° 36' 25"
"R"	50.0'
"L"	80.35'
"LC"	56.75'
"B"	40° 23' 47"
"R"	50.0'
"L"	38.25'
"LC"	34.53'
"C"	50° 40' 33"
"R"	50.0'
"L"	43.98'
"LC"	42.36'
"D"	5° 53' 53"
"R"	270.0'
"L"	27.79'
"T"	15.31'
"LC"	27.78'
"E"	95° 11' 04"
"R"	270.0'
"L"	436.12'
"T"	245.0'
"LC"	392.3'
"F"	45° 53' 25"
"R"	50.0'
"L"	242.35'
"T"	121.77'
"LC"	238.54'

CURVE DATA

"A"	99° 05'
"R"	300.0'
"L"	518.8'
"T"	311.77'
"LC"	436.53'

2nd AMENDED MAP OF DONNA HEIGHTS NORTH

HIDALGO COUNTY, TEXAS

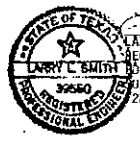
APPROVED FOR RECORDING
Hidalgo Co. Right of Way Dept.
Date Dec 28, 1984

BEING A RESUBDIVISION OF LOTS 9, 10, 11, 12, 13, & 14, AND THE SOUTH 11.4 FEET OF LOTS 7 & 8 OUT OF A RESUBDIVISION OF LOTS 6 & 13, LA BLANCA "B" SUBDIVISION, HIDALGO COUNTY, TEXAS CONTAINING 27.69 ACRES

Recorded in Book 271 Page 62 B of the map records of Hidalgo County, Texas. Melton and Hart, 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
DINBURG, TEXAS
SURVEYED: JUNE 22, 1984
222-231 & 41 Job # 2-840265

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.

[Signature] ALBERT K. POLIS, OWNER

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS 28th day of August, 1984, 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.

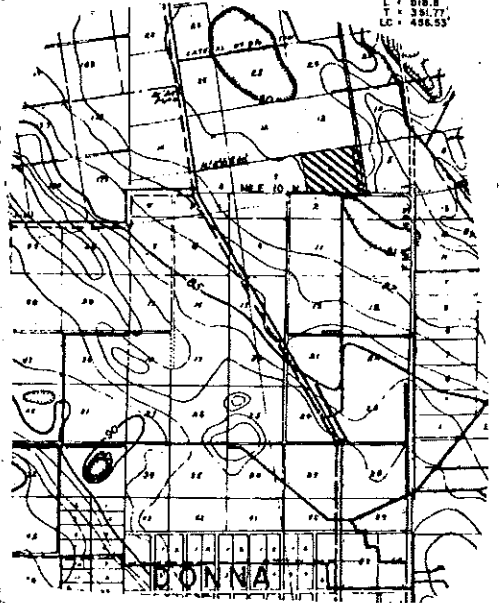
[Signature] J. Edgar Ruiz, Notary Public for the State of Texas

THIS PLAN APPROVED BY THE DONNA IRRIGATION DISTRICT ON THIS 26th day of August, A.D., 1984

ATTEST: [Signature] SECRETARY

[Signature] PRESIDENT

APPROVED FOR RECORDING BY COMMISSIONERS' COURT This 28th day of Dec 19 84 [Signature] County Clerk



- 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

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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 1-15185

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

Upon the application of:

Name: Raul Garcia Jr

Address: 1902 Ridley
Donna TX 78537

Phone: 956-800-7518

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

Water Supplier: NAWS

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

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 31-E 1/2 & Lot 32

[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
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Edinburg, Texas 78542
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Mission, TX 78572
956-205-7045
956-205-7049

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 1-15185

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

RAUL GARCIA JR.

Known to me [or proved to me in the oath of TX DL# 26306596 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 Lot 31 E 1/2 of Lot 32."

[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."

Raul Garcia

(Signature)

SUBSCRIBED AND SWORN TO before me on April 11th, 2018, to certify which, witnesses my hand and seal of office.



Leonel Najera
Notary Public
STATE OF TEXAS
Notary ID# 12888787-3
My Comm. Exp. 04-26-2021

[Signature]
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 RECORDS IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVERS LICENSE NUMBER.

GENERAL WARRANTY DEED

Date: May 25th, 2017

Grantor: Irma Moreno

Grantor's mailing address:

Irma Moreno
902 S. Salinas Blvd.
Donna, Texas 78537
Hidalgo, County

Grantee: Raul Garcia Jr

Grantee's Mailing Address:

Raul Garcia Jr.
1902 Ridley Ave.
Donna, Texas 78537
Hidalgo County

Consideration:

Know all men by these presents, that I, Irma Moreno, of the city of Donna of the County of Hidalgo in the State of Texas for and I consideration of \$10.00 (ten dollars and no cents) and other good and valuable consideration * {, the receipt and sufficiency of which are hereby acknowledge, paid from Grantee's separate property} to me in hand paid by Raul Garcia Jr., have granted, sold, and conveyed, and by these presents do grant, sell, and convey unto the said Raul Garcia Jr., of the city of Donna of the County of Hidalgo, in the State of Texas, all that certain physical address of Grouse Ave., Donna, Texas 78537 Donna Heights North Lot 31-East One-Half (E ½) and all of Lot 32. To have and to hold the above described premises, together with all and singular rights and appurtenances thereto in any wise belonging unto the said Raul Garcia Jr., his Heirs, assigns, against every person whomsoever, lawfully claiming or to claim the same, or any part thereof.

Property (including any improvements):

All of lot 32 and the East One-Half (E ½) of Lot 31, according to the map thereof recorded in Volume 24, Page 82-B, Map Records of Hidalgo County, Texas references to which here made for all purposes.

Reservations from Conveyance:

None.

Exceptions to Conveyance and Warranty:

None.

GRANTEE IS TAKING THE PROPERTY IN AN ARMS-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OF EXPRESS OR IMPLIED WARRANTIES, EXCEPT FOR THOSE CONTAINED IN THE PURCHASE CONTRACT, THIS DEED, AND THE OTHER CLOSING DOCUMENTS. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION AND THE REPRESENTATIONS AND WARRANTIES EXPRESSLY CONTAINED IN THE PURCHASE CONTRACT, THIS DEED, AND THE OTHER CLOSING DOCUMENTS.

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

Irma H. Moreno

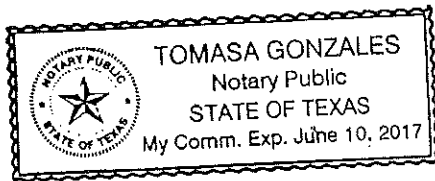
Irma Moreno

STATE OF TEXAS

COUNTY OF HIDALGO

Before me the undersigned, on this day personally appeared Irma Moreno, to me through Irma H. Moreno to be the person whose name is subscribed to the foregoing instrument

Given under my hand and seal of office this 25th day of May, 2017



Tomasa Gonzales

Notary Public, State of Texas

My Commission expires: 06-10-2017

AFTER RECORDING RETURN TO:

Raul Garcia Jr.

1902 Ridley Ave.

Donna, Texas 78537

WARRANTY DEED

DATE: December 5, 1995

514298

GRANTOR: Donna Heights North, Inc.

Grantor's Mailing Address: P.O. Box 2827
McAllen, Texas 78502
Hidalgo County, Texas

GRANTEE: Reynaldo Garza and wife, Maria Luisa Garza

Grantee's Mailing Address: P.O. Box 854
Donna, Texas 78537
Hidalgo County, Texas 78537

CONSIDERATION: Ten and No/100 (\$10.00) Dollars, and other consideration.

PROPERTY (including any improvements):

Lot No. 30 and the West One-Half of Lot No. 31, Donna Heights North, Hidalgo County, Texas, according to the 2nd amended map recorded in Volume 24, Page 82-B, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes. SAVE AND EXCEPT all oil, gas and other minerals, in, under or that may be produced from said property.

Reservations from and 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

CA:\MS51\DOCN\5193.WD

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 1995 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 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 Grantor's 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 and exceptions to conveyance and warranty.

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

DONNA HEIGHTS NORTH, INC.

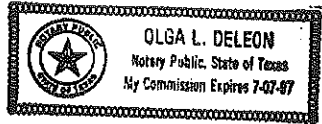

Michael Polis, President

STATE OF TEXAS

COUNTY OF HIDALGO

This instrument was acknowledged before me on this the 16th
day of February, 1998, by Michael Polis, President
of Donna Heights North, Inc., on behalf of said corporation.


Notary Public, State of Texas



Filed for Record in:
Hidalgo County, Texas
by Jose Eloy Pulido
County Clerk

On: Apr 02, 1996 at 03:16P

As a
Recording

Document Number: 514298
Total Fees: 15.00

Receipt Number - 27299
By,
Mary Lou Cantu



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: Irma Moreno

Grantee's Mailing Address:

Irma Moreno
902 South Salinas Blvd.
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 32 and the East One-Half (E 1/2) of Lot 31, according to the map thereof recorded in Volume 24, Page 82-B, Map Records of Hidalgo County, Texas.

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 1992 and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.

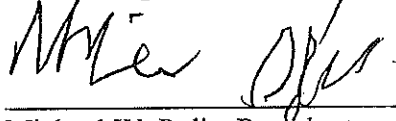
Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together

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,



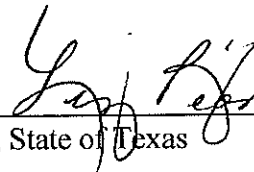
Michael W. Polis, President

STATE OF TEXAS)

COUNTY OF HIDALGO)

Before me, the undersigned, on this day personally appeared Michael W. Polis, proved to me through Texas Identification 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:

1-15185

Aug. 31, 2017

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

D6700-00-000-0031-00

[1] OWNER: GARCIA, RAUL JR.

1902 RIDLEY
DONNA TX 78537

Telephone No.

[7] LEGAL DESC./NAME OF SUBDIVISION
DONNA HEIGHTS NORTH LOT 31-E 1
/2 & LOT 32

LOCATION: 0 OLD LA BLANCA & MILE 10

[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.: \$8,000

[5] SIZE OF STRUCTURE: 1,800 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: REST. ZONE C-25

PROPERTY ID# 160475

Special Conditions: No construction allowed over any easements.

MUST CUMPLY WITH ALL COUNTY SETBACKS & REGULATIONS
SETBACKS FRONT:25' REAR:15' SIDES:6'
MIN. ELE. ABOVE TOP OF C.L OF ST. 18"

FOR COUNTY USE ONLY
APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$30.00

Light [X] Water [X]

Flood Zone: MI 0425C Pct: 0
Panel No. /Suffix: 480334

Community No.: _____

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.

Leonel Najera
Prepared by

8/31/17
Date

Leonel Najera
Approved by

8/22/17
Date

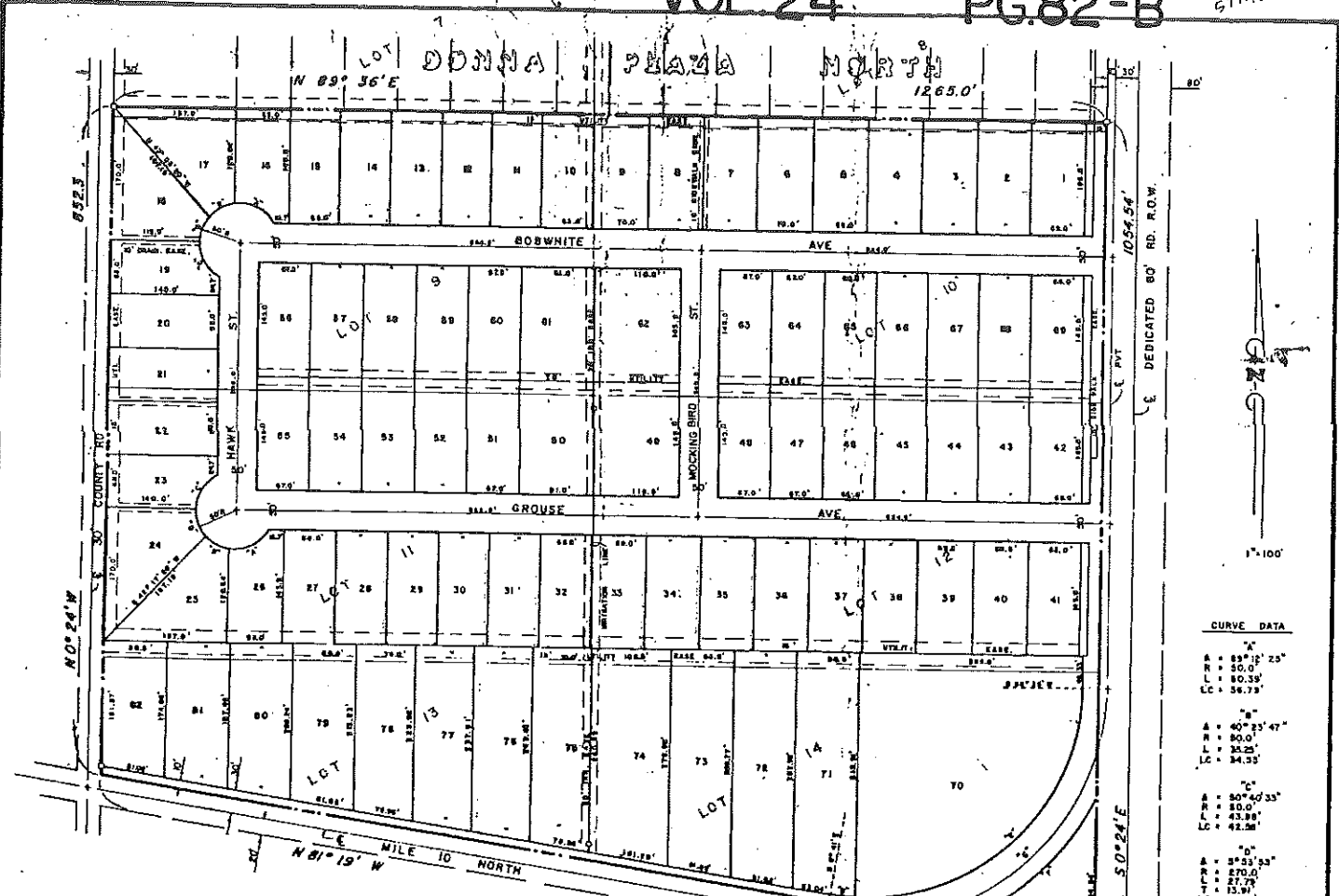
Raul Garcia Jr
Signature of Owner or Applicant

8/31/17
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.



CURVE DATA

A	89° 36' 25"
R	50.0'
L	80.39'
LC	56.73'

A	40° 23' 47"
R	80.0'
L	34.25'
LC	34.93'

A	80° 40' 33"
R	50.0'
L	43.98'
LC	42.28'

A	2° 53' 33"
R	270.0'
L	27.79'
T	13.91'
LC	27.78'

A	93° 11' 04"
R	270.0'
L	438.0'
T	285.0'
LC	382.3'

A	43° 23' 25"
R	320.0'
L	242.33'
T	123.17'
LC	238.54'

CURVE DATA

A	89° 03'
R	3000'
L	618.8'
T	231.77'
LC	436.53'

2nd AMENDED MAP OF DONNA HEIGHTS NORTH

HIDALGO COUNTY, TEXAS

APPROVED FOR RECORDING
Hidalgo Co. Clerk
By: *W. A. ...*
Date: Dec. 28, 1984

BEING A RESUBDIVISION OF LOTS 9, 10, 11, 12, 13, & 14, AND THE SOUTH 13.4 FEET OF LOTS 7 & 8 OUT OF A RESUBDIVISION OF LOTS 6 & 13, LA BLANCA "B" SUBDIVISION, HIDALGO COUNTY, TEXAS CONTAINING 27.69 ACRES

Recorded in Book 271 Page 82 B
County, Texas
Mendon 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
BOINBURG, TEXAS
SURVEYED: JUNE 22, 1964
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 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.

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. THIS THE 28th DAY OF August, A.D., 1984.

Albert K. Polis
ALBERT K. POLIS, OWNER

Steve J. Clark
NOTARY PUBLIC FOR THE STATE OF TEXAS

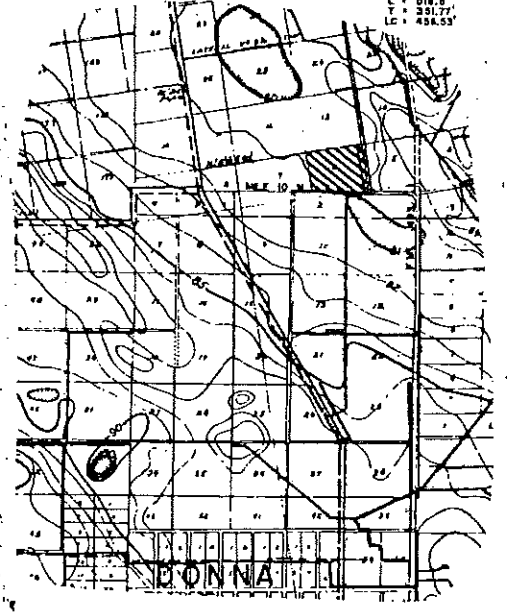
THIS PLAN APPROVED BY THE DONNA IRRIGATION DISTRICT ON THIS THE 21st DAY OF August, A.D., 1984.

ATTEST:
B.C. ...
SECRETARY

57286

W.A. ...
PRESIDENT

APPROVED FOR RECORDING BY
COMMISSIONERS' COURT
The 28th day of Dec 1984
EDGAR HIZ, 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