





# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

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

Precinct No.1 Substation  
1902 Joe Stephens Ave.  
Weslaco, TX 78596  
956-968-4734  
956-973-7850

Precinct No.3 Substation  
2401 N. Moorefield Rd.  
Mission, TX 78572  
956-205-7045  
956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-709

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

Upon the application of:

Name: BLANCA E. HINOJOSA

Address: 1213 APACHE TR.  
ALAMO TX 78516

Phone: (956) 378-1246

| Approved by<br>Environmental Health: | Temporary Service    | Final Service        |
|--------------------------------------|----------------------|----------------------|
| _____                                | _____                | _____                |
| Authorized Signature                 | Authorized Signature | Authorized Signature |
| Inspection/Permit No: _____          | _____                | _____                |
| Date Approved: _____                 | <u>1 / 1</u>         | <u>1 / 1</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:

NORTH ALAMO VILLAGE LOT 70

[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

Rev. 06-03-15

## County of Hidalgo

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

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-709

**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

BLANDA E. HINOJOSA

Known to me [or proved to me in the oath of TX ID # 08944900 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:

NORTH ARAMO VILLAGE LOT 70"

[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]

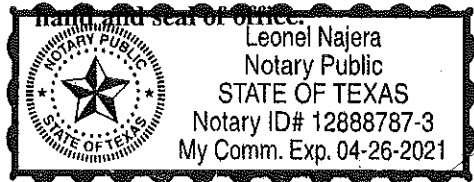
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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 May 18<sup>th</sup>, 20 10, to certify which, witnesses my



NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

## WARRANTY DEED

**DATE: MARCH 7, 2007**

**GRANTOR: JOSEFA TORRES AND MARTIN TORRES**  
**GRANTOR MAILING ADDRESS: 405 COLONIAL**  
**DONNA, TX 78537**  
**HIDALGO COUNTY**

**GRANTEE: SERGIO ALBERTO HINOJOSA AND BLANCA E HINOJOSA**  
**GRANTEE MAILING ADDRESS: BOX 5741**  
**HIDALGO, TX**  
**HIDALGO COUNTY**

**BENEFICIARY: ALETSEY ZURIA HINOJOSA.**

**CONSIDERATION: TEN AND NO/100THS DOLLARS (\$10:00) AND OTHER GOOD AND VALUABLE CONSIDERATION.**

**PROPERTY:**

**ALL OF LOT 70 , NOTH ALAMO VILLAGE, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 21, PAGE 193, IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES.**

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

**SUBJECT TO: Present restrictions, if any, existing against said property;**  
**SUBJECT TO: Existing Building and Zoning Ordinances, if any;**  
**SUBJECT TO: Prior reservations of the oil, gas and other minerals, on. In, under or that may be produced from the subject property;**  
**SUBJECT TO: Rights, regulations, rules and easements in favor of the Hidalgo County Water Control & Improvement District in which the subject property is located;**

**SUBJECT TO: All easements of record and visible easements;  
SUBJECT TO: Subdivision regulations of the County of Hidalgo and /or  
Ordinances or government regulations of the City holding Extra-territorial  
jurisdiction of said property;**

**SUBJECT TO: Taxes for the year 2007 and all the subsequent years.**


**Grantor, for the consideration and subject to the reservations form 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, and or assigns forever. Grantor binds Grantor and Grantor's heirs,  
executors, administrations, 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 hereof, except as to the reservations form and exceptions  
to conveyance and warranty.**

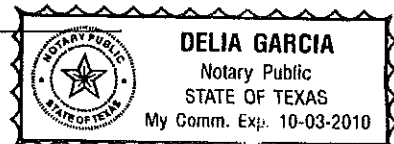
  
JOSEFA TORRES

  
MARTIN TORRES

**STATE OF TEXAS  
COUNTY OF HIDALGO**

**THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 7<sup>TH</sup> DAY  
OF MARCH, 2007 BY JOSEFA TORRES AND MARTIN TORRES.**

  
NOTARY PUBLIC,  
STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_



# MAP OF NORTH ALAMO VILLAGE

HIDALGO CO., TEXAS

BEING A RE-SUBDIVISION OF THE WEST END  
OF LOT 14, BLOCK 66  
ALAMO LAND AND SUGAR COMPANY SUBDIVISION  
HIDALGO COUNTY, TEXAS

I, LARRY L. SMITH, REGISTERED PUBLIC SURVEYOR, DO HEREBY  
CERTIFY THE FOREGOING PLAT TO BE A TRUE AND CORRECT RE-  
PRESENTATION OF THE SUBDIVISION OF THE LANDS HEREIN DE-  
SCRIBED AS SURVEYED ON THE GROUND AND SUBDIVIDED UNDER MY  
DIRECTION.



*Larry L. Smith*  
LARRY L. SMITH  
REGISTERED PUBLIC SURVEYOR  
HIDALGO COUNTY, TEXAS  
EXPIRES: August 28, 1922  
1188-FIS, JOB # 28222

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ALL MEN BY THESE PRESENTS:  
EMIL F. B. SWANLAND, ACTING IN MY CAPACITY AS REPRESENTATIVE  
OF THE SWANLAND TRUST, INC., OWNER OF THE LANDS HEREIN DE-  
SCRIBED, HAVING CAUSED SAME TO BE SUBDIVIDED DO HEREBY  
ACCEPT, ADOPT AND APPROVE THE ACCOMPANYING MAP OF SAID  
SUBDIVISION OF SAID LANDS AND DO HEREBY GRANT TO THE PUBLIC  
THE USE OF AND AN EASEMENT INTO THE STREETS AND ALLEYS  
SHOWN THEREON. THERE ARE RESERVED OVER, UNDER, AND  
ACROSS THE STREETS AND ALLEYS SHOWN THEREON, EASEMENTS  
FOR WATER, SEWER, TELEPHONE, TELEGRAPH, ELECTRIC LINES AND  
OTHER PUBLIC UTILITIES. SUCH EASEMENTS ARE RESERVED TO THE  
CITY OF ALAMO OR THOSE TO WHOM SAID CITY MAY HEREAFTER  
GRANT FRANCHISE.

EMIL F. B. SWANLAND

*Emil F. B. Swanland*  
EMIL F. B. SWANLAND

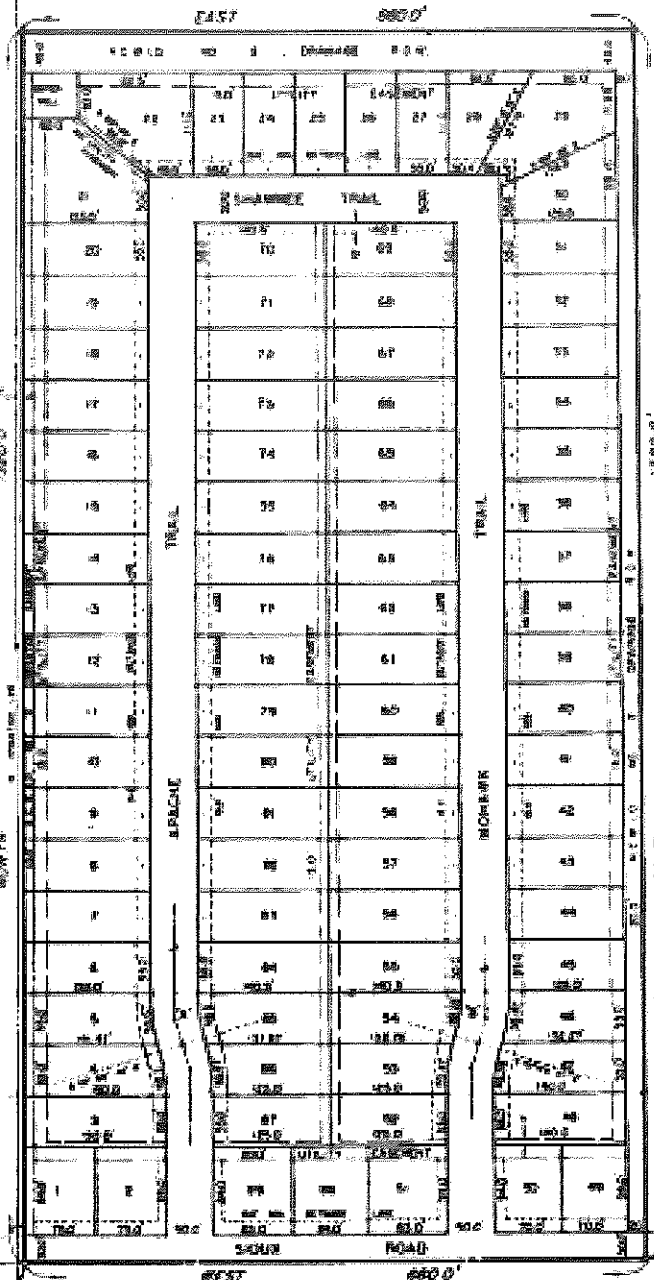
STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSON-  
ALLY APPEARED E. C. [Name], 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 THE 11th DAY OF July  
A.D. 1921



*E. C. [Name]*  
E. C. [Name]  
NOTARY PUBLIC IN AND FOR  
HIDALGO COUNTY, TEXAS  
COMMISSION EXPIRES THE 11th DAY OF AUGUST 1922

**APPROVED  
FOR RECORDING**  
Hidalgo Co. Dept. of the Seal  
*[Signature]*  
J. J. [Name]



Curve Data Curve 'A'  
R = 47.34 ft  
P = 42.5 ft  
L = 52.87 ft  
Curve Data Curve 'B'  
R = 47.34 ft  
P = 42.5 ft  
L = 52.87 ft

21 1921  
Notary Public  
County, Texas  
Charles L. Walker  
Notary

THIS PLAT APPROVED BY THE HIDALGO COUNTY COMMISSIONERS' COURT DISTRICT NO. 1 ON THIS THE 11th DAY OF July A.D. 1921

ATTEST  
*[Signature]*  
SECRETARY

APPROVED FOR RECORDING  
COMMISSIONERS' COURT  
For the State of Texas  
SANTER BARBANO, Chairman  
Hidalgo County, Texas

*[Signature]*  
PRESIDENT



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 1-709  
Receipt No.: 002816  
N3300-00-000-0070-00

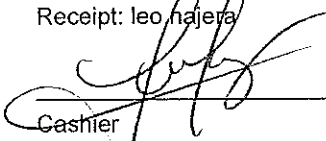
HINOJOSA SERGIO A & BLANCA E  
1213 APACHE TR.  
ALAMO , TX 78516  
(956) 378-1246  
(956) 378-1246

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1140Sq.Ft.
- [5] Legal Description: NORTH ALAMO VILLAGE LOT 70
- [6] Location: SIOUX & TOWER
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$40000
- [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 1-709  
Price: \$30.00

**Total Amount.....\$30.00**

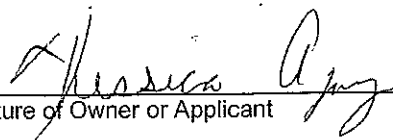
Method of Payment: Cash  
Check/M.O.#:  
Payment: \$100.00  
Change Due: \$70.00  
Application: leo.najera  
Inspector: leo.najera  
Receipt: leo.najera

  
\_\_\_\_\_  
Cashier

5/16/18  
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

5-16-18  
Date



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

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956-205-7045  
956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-15149

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

Upon the application of:

Name: Enrique Sanchez

Address: 724 Hernandez  
Pr. Donna Tx  
78537

Phone: (956) 472-3758

|                                      |   |                                       |
|--------------------------------------|---|---------------------------------------|
| Approved by<br>Environmental Health: | Temporary Service<br>Authorized Signature | Final Service<br>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:

Piquito de Oro lot 150

[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

Rev. 06-03-15

## County of Hidalgo

|  |   |   |
|--|---|---|
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|--|---|---|

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 1-15149

**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

Enrique Sanchez

Known to me [or proved to me in the oath of 09780807 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:

Piquito de Oro lot 1 of 150"

[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."

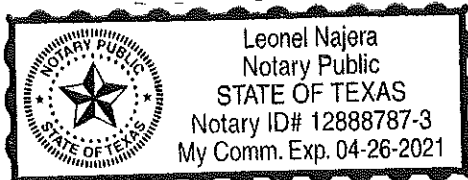
-OR-

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."

ES

(Signature)

SUBSCRIBED AND SWORN TO before me on MAY 23<sup>TH</sup>, 2018, to certify which, witnesses my hand and seal of office.



Leonel Najera  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

## General Warranty Deed

**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.**

Date: August 4, 2017

Grantor: ERIC ISMAEL JIMENEZ, a single man

Grantor's Mailing Address: 305 E. 10th Street  
San Juan, Texas 78516  
Hidalgo County

Grantee: ENRIQUE SANCHEZ, a single man

Grantee's Mailing Address: 724 Hernandez Drive  
Donna, Texas 78537  
Hidalgo County

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

Property (including any improvements):

Lot 150, of PIQUITO DE ORO SUBDIVISION, Hidalgo County, Texas, according to the Plat or Map thereof recorded in Volume 22, Page 124, Map Records of Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:  
Subject To:

Ten feet (10.0') utility easement along the rear line of the subject land according to the Map or Plat thereof, filed for record in Volume 22, Page 124, Map Records Hidalgo County, Texas.

Easements and Conditions as shown on the Map or Plat thereof, filed for record in Volume 22, Page 124, Map Records Hidalgo County, Texas.

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

Easements or claims of easements which are not a part of the public record.

One-half (1/2) of all oil, gas, and other minerals, together with all rights relative thereto, express or implied, reserved to grantor in that certain deed from Republic National Bank of Dallas and Ralph P. Jones, Co-Trustees under the Will of Daniel M. Jones, for Ralph P. Jones Trust and Helen Jones Lillard Trust, to Jose A. Hernandez, dated February 10, 1969, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 1226, Page 858, Deed Records Hidalgo County, Texas.

Any encroachment, -encumbrance, violation, variation, -or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.

All ad valorem taxes for the year 2017 and all 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.

For the same Consideration, Grantor hereby grants, sells, conveys, assigns and delivers to Grantee, without covenant or warranty express or implied (whether under Section 5.023 of the Texas Property Code or otherwise), all right, title and interest, if any, of Grantor, as owner of the Property but not as owner of any other Property in and to (i) strips or gores, if any, between the Property and abutting properties, (ii) any land lying in or under the bed of any street, alley, road or right-of-way, opened or proposed, abutting or adjacent to the Property, (iii) any leases and rental agreements (whether written or verbal) that grant a possessory interest in or that otherwise grant rights with regard to the use of all or any portion of the Property, and (iv) any easements, rights of way, rights of ingress and egress or other interests in, on or to, any land, highway, street, road or avenue, open or proposed, in, on, across from, in front of, abutting, adjoining or otherwise appurtenant to the Property, as well as all other rights, privileges and appurtenances owned by Grantor and in any way related to the Property and other rights and interests of Grantor hereunder conveyed.

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

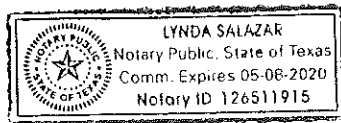
  
ERIC ISMAEL JIMENEZ

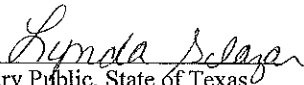
(Acknowledgment)

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 4 day of August, 2017,  
by ERIC ISMAEL JIMENEZ.

(SEAL)



  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:  
ENRIQUE SANCHEZ  
724 Hernandez Drive  
Donna, Texas 78537

PREPARED IN THE LAW OFFICE OF:  
JOHN ROBERT KING  
3409 N. 10<sup>th</sup>, Suite 100  
McAllen, Texas 78501  
File No.: GF#3174026;LP/ch

MED

# County of Hidalgo

1304 S. 25th Ave. - Edinburg, TX 78539  
Phone: (956) 383-0111 • Fax: (956) 383-7351



## On-Site Sewerage Inspection Report

Owner: Enrique Sanchez Permit #: 51359  
 Address: Piquita de Oro S10 Phone #: \_\_\_\_\_  
 Location: Sioux - Valued 107 150 No. Bedrooms: 3  
 Tank Type: Concrete

Inside diameter: 5'  
 Inside length of sides: 5'  
 Liquids depth or distance from tank bottom to outlet bottom: 48"  
 Airspace (approximately): 3"  
 Approximate gallon cap.: 2-500 = 1000

Drain Field: Trench  Bed: \_\_\_\_\_ Evapotranspiration: \_\_\_\_\_  
 Distance from private well: N/A  
 Distance from foundation: To tank: 8' VLT To drainfield: 8' VLT  
 Distance from property line: To tank: 5' To drainfield: 5'  
 Depth of Trench: 36" Width of trench: 36"  
 Backfill material: Ib: \_\_\_\_\_ II:  III: \_\_\_\_\_

Dimensions: 192 x 5 = 960 Sq. Ft.

Gravel: Natural: \_\_\_\_\_ Crushed: \_\_\_\_\_ Washed:   
 Amount: 19.2 yards, or Tons (per installation)

Pipe: Type: 27-29 Brand (if known): STO Number of feet: 192

### General conditions and Workmanship:

- Solid Lines from house schedule 40 and have cleanout .....  YES .....  NO
- T's installed in tank at least 25% of liquid level .....  YES .....  NO
- Trench or bed bottom essentially level .....  YES .....  NO
- Gravel generally consistent 12" depth throughout field .....  YES .....  NO
- Perforated pipe generally level throughout field .....  YES .....  NO
- Porous media uniform (.72-2.0 inches) .....  YES .....  NO
- Inlet and outlet flow clearly marked .....  YES .....  NO
- Port holes 12" in diameter .....  YES .....  NO
- Are end caps provided if drainfield not looped .....  YES .....  NO
- Septic tank sturdy/water-tight .....  YES .....  NO
- Geo-textile fabric used for the permeable soil barrier .....  YES .....  NO
- Manufacturer's name address & tank capacity clearly visible .....  YES .....  NO

Installer: LOPE A. GARCIA License No.: 1350

Remarks: Small lot

Inspector: [Signature] Date: 8-21-2017

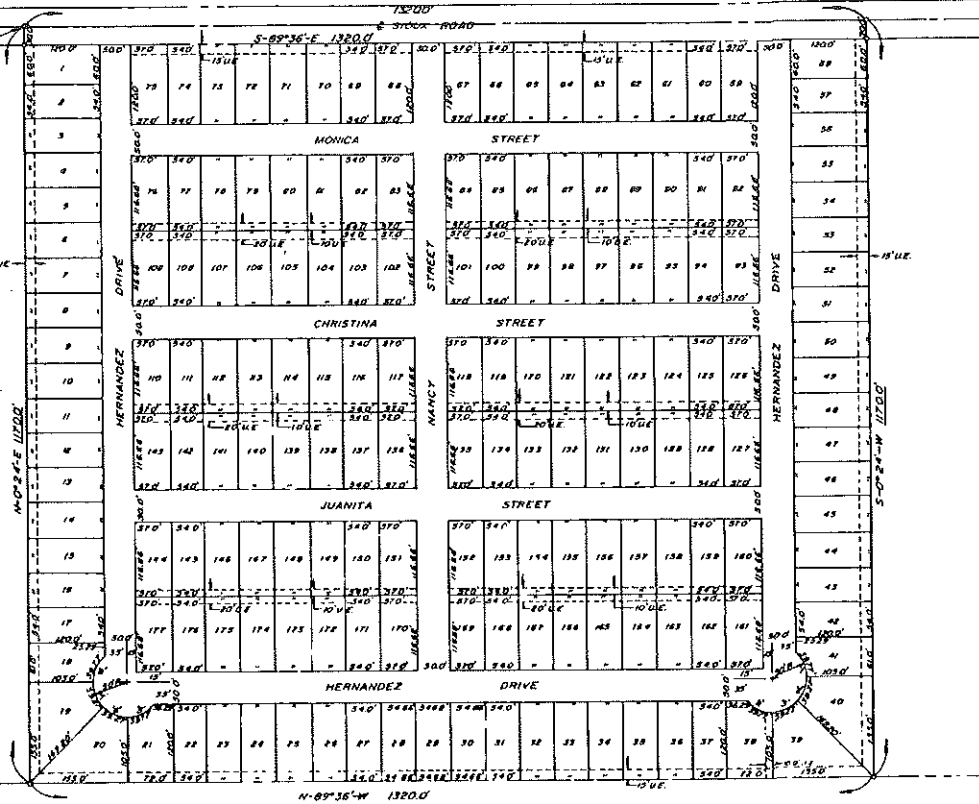
D.R. Lic. # 20831

SCALE: 1"=100.0'

- NOTES
1. ONLY THE RECORDING PART...
  2. ALL RIGHTS SHALL BE RESERVED...
  3. THE LOTS SHALL BE USED EXCLUSIVELY FOR RESIDENTIAL PURPOSES EXCEPT...
  4. NO LOT OR LOTS SHALL BE ADDED INTO THE LOTS, UNLESS...
  5. NO STRUCTURE OR ANY OTHER IMPROVEMENT SHALL BE PLACED ON ANY LOT...
  6. NO USE OF ANY SPACE SHALL BE MADE FOR THE PURPOSE OF THE PROPERTY...
  7. NO LOT OR LOTS SHALL BE ADDED INTO THE LOTS, UNLESS...
  8. NO USE OF ANY SPACE SHALL BE MADE FOR THE PURPOSE OF THE PROPERTY...
  9. NO LOT OR LOTS SHALL BE ADDED INTO THE LOTS, UNLESS...
  10. NO USE OF ANY SPACE SHALL BE MADE FOR THE PURPOSE OF THE PROPERTY...
  11. NO LOT OR LOTS SHALL BE ADDED INTO THE LOTS, UNLESS...
  12. NO USE OF ANY SPACE SHALL BE MADE FOR THE PURPOSE OF THE PROPERTY...
  13. NO LOT OR LOTS SHALL BE ADDED INTO THE LOTS, UNLESS...
  14. NO USE OF ANY SPACE SHALL BE MADE FOR THE PURPOSE OF THE PROPERTY...
  15. NO LOT OR LOTS SHALL BE ADDED INTO THE LOTS, UNLESS...
  16. NO USE OF ANY SPACE SHALL BE MADE FOR THE PURPOSE OF THE PROPERTY...
  17. NO LOT OR LOTS SHALL BE ADDED INTO THE LOTS, UNLESS...
  18. NO USE OF ANY SPACE SHALL BE MADE FOR THE PURPOSE OF THE PROPERTY...
  19. NO LOT OR LOTS SHALL BE ADDED INTO THE LOTS, UNLESS...
  20. NO USE OF ANY SPACE SHALL BE MADE FOR THE PURPOSE OF THE PROPERTY...

CURVE-DATA

| CHORD | DELTA     | BECKET | LENGTH | CHORD  | RADIUS |
|-------|-----------|--------|--------|--------|--------|
| 100'  | 45°32'21" | 210'   | 191.7' | 382.3' | 300'   |
| 150'  | 45°30'00" | 207.7' | 188.2' | 382.3' | 300'   |
| 200'  | 45°34'23" | 210'   | 187.7' | 382.3' | 300'   |
| 250'  | 45°30'00" | 207.7' | 188.2' | 382.3' | 300'   |



150.0' CANAL ROW  
DONNA IRRIGATION DISTRICT NO 1 UPPER EAST MAIN

21757  
PLAT OF  
**PIQUITO DE ORO**  
35.46 ACRE TRACT  
OUT OF  
BLOCK 182 OF THE HILL-HALBERT TRACT  
EL GATO AND LA BLANCA GRANTS  
HIDALGO COUNTY, TEXAS

FILED FOR RECORDING THIS DATE  
APR 27 1982  
JUN 8 1982  
NOTICE TO RECORD

Recorded in Book 22 Page 124  
County, Texas  
Mapas y Planos Inc.  
County Surveyors

APPROVED  
FOR RECORDING  
Hidalgo County, Texas  
By: *[Signature]*  
DATE: APR 8, 1982

APPROVED FOR RECORDING  
BY COMMISSIONERS COURT  
IN THE 5th DAY OF MARCH 1982  
SANITO SALBADO COURT CLERK  
Hidalgo County, Texas  
By: *[Signature]*

STATE OF TEXAS  
COUNTY OF HIDALGO

KNOW TO ALL PERSONS BY THESE PRESENTS:  
THAT JOSE A. HERNANDEZ, UNDERSIGNED OWNER OF THE PROPERTY HEREON DESCRIBED, DOES HEREBY ACKNOWLEDGE, CONFIRM AND CONFIRM THE FOREGOING MAP OR PLAT AND DOES DEDICATE TO THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, GRANTS, EASEMENTS AND PUBLIC PLACES THEREON. SIGNATURE FOR THE PURPOSE OR CONSIDERATION THEREIN EXPRESSED.

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOSE A. HERNANDEZ, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME, FOR THE PURPOSE AND CONSIDERATIONS THEREIN STATED GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 5th DAY OF MARCH 1982.

THIS PLAT APPROVED BY THE DONNA IRRIGATION DISTRICT HIDALGO COUNTY NO. 1 ON THIS THE 7 DAY OF April A.D. 1982.

NOTARY PUBLIC *[Signature]*  
EXP. 11-4-85

TEST: SECRETARY *[Signature]*  
RESIDENT *[Signature]*

STATE OF TEXAS  
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER AND REGISTERED PUBLIC SURVEYOR 3819 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

CHECKED FOR DRAINAGE  
BY: *[Signature]*

RAMON R. FARR  
*[Signature]*  
REGISTERED PROFESSIONAL ENGINEER AND REGISTERED PUBLIC SURVEYOR  
NO. 3819  
EXPIRES 11-4-85

Chapter 232 Texas LGC Application

APPLICATION NO:

1-15149

Aug. 17, 2017

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

P6960-00-000-0150-00

[1] OWNER: SANCHEZ, ENRIQUE
724 HERNANDEZ DR.
DONNA TX 78537
Telephone No. 472-3758

[7] LEGAL DESC./NAME OF SUBDIVISION
PIQUITO DE ORO LOT 150

LOCATION: 0 HUTTO & SIOUX

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTA

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: WOOD

[4] PURPOSE OF APPLICATION: NEW RESIDENCE

25-RESIDENTIAL NEW SINGLE DWELLING

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

[5] SIZE OF STRUCTURE: 1,820 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

Prepared by [Signature] Date 8/17/17

OTHER TOTAL AMOUNT \$30.00

Approved by Gilbert Pecina Date 8/17/17

Light [X] Water [X]

Flood Zone: NO 0425C Panel No. /Suffix: Pct: 1

Community No.: 480334

Certification of Elevation Required: YES NO BFE

Signature of Owner or Applicant [Signature] Date 8/17/17

- 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.