

PLANNING DEPT. PCT 1 WATER SERVICE AVAILABILITY		
	APPLICANT	APPLICATION NO.
1.	ENRIQUE SANCHEZ	1-1989
2.	JOSE TORRES	1-14624
3.	MICHAEL SALINAS	1-1547
	COMM. COURT: December 10, 2019	



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

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

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

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

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 1-1989

### 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 DR.  
DRAMA, TX. 78537

Phone: 956-472-3758

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

Water Supplier: NAWSC

Utility Provider:  M.V.E.C.       AEP

Account/ESI No.: 73889-009  
 Temporary Pole       Permanent Service

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

Lot 39, PLAZA DE ORO, Hidalgo County, Texas, according to the Plot or Map thereof recorded in Volume 22, Page 124, Map Records of Hidalgo County, Texas.

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

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 1-1989

**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 ENRIQUE SANCHEZ or through TX DL [redacted] (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:  
LOT 29, P. 40 DE ORO, HIDALGO COUNTY, TEXAS  
739 HERNANDEZ DR. DONNA, TX. 78537"

[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]

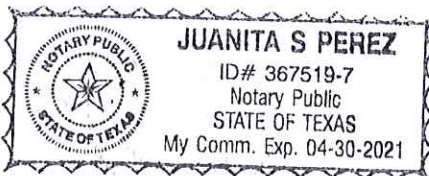
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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 Nov. 27<sup>th</sup>, 2019, to certify which, witnesses my hand and seal of office.



(Signature)  
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: September 19, 2017

Grantor: ELISEO CARRILLO and wife, LETICIA CARRILLO

Grantor's Mailing Address: 2400 S. Sacramento Ave.  
Chicago, Illinois 60623  
Cook County

Grantee: ENRIQUE SANCHEZ, a single person

Grantee's Mailing Address: 724 Hernandez Dr.  
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 29, PIQUITO DE ORO, 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:

Fifteen foot (15.0') utility easement along the South 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.

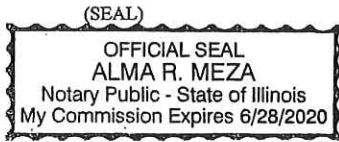
Elise Carrillo  
ELISEO CARRILLO

Leticia Carrillo  
LETICIA CARRILLO

(Acknowledgment)

STATE OF ILLINOIS  
COUNTY OF

This instrument was acknowledged before me on the 19th day of September, 2017, by ELISEO CARRILLO.



Alma R. Meza  
Notary Public, State of Illinois

(Acknowledgment)

STATE OF ILLINOIS  
COUNTY OF

This instrument was acknowledged before me on the 19th day of September, 2017, by LETICIA CARRILLO.



Alma R. Meza  
Notary Public, State of Illinois

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

PREPARED IN THE LAW OFFICE OF:  
JOHN ROBERT KING  
3409 N. 10th, Suite 100  
McAllen, Texas 78501  
File No.: GF#3174183;LS/ch

Lot 29 permit



Chapter 232, Texas Local Government Code

6/6/2019 3:53:53 PM

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

Permit No.: Permit 1-1989

Receipt No.: 007803

P6960-00-000-0029-00

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

- SANCHEZ ENRIQUE
- 724 HERNANDEZ
- DONNA, TX 78537
- (956) 472-3758
- (956) 472-3758
- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1600Sq.Ft.
- [5] Legal Description: PIQUITO DE ORO LOT 29
- [6] Location: sioux & hutto
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$20000
- [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 1-1989  
 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: Leo najera

Receipt: alyssa.ulloa

Cashier

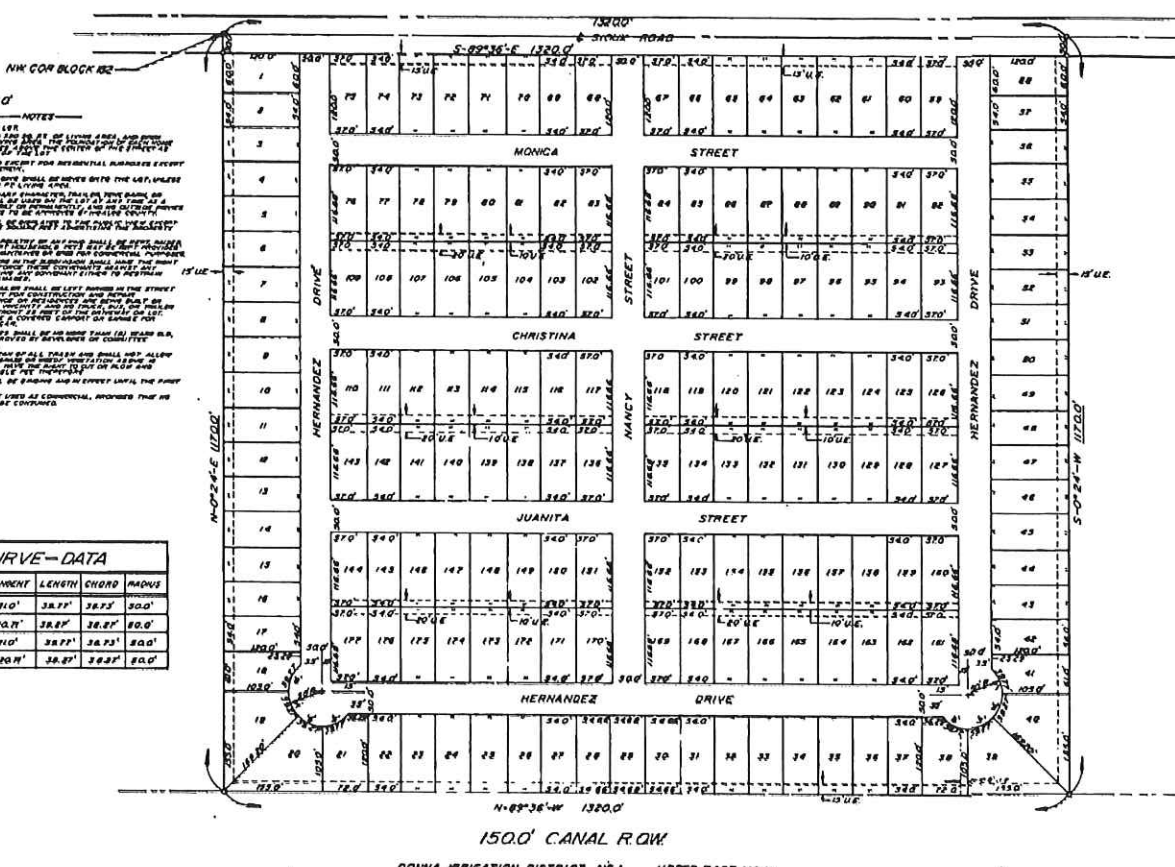
6/6/19  
 Date

[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

06-06-2019  
 Date



SCALE: 1"=100.0'

- NOTES
1. ONLY THE PORTION OF THE LOT...
  2. THE LOT SHALL BE USED EXCEPT FOR RESIDENTIAL PURPOSES EXCEPT...
  3. NO EXISTING STRUCTURE OR BUILDING SHALL BE MOVED ONTO THE LOT, UNLESS...
  4. THE STRUCTURE OF A PERMANENTLY PLACED WATER MAIN SHALL BE CONSIDERED...
  5. NO LOT OR STRUCTURE SHALL BE USED FOR COMMERCIAL PURPOSES...
  6. THE PORTION OF THE LOT SHALL BE USED AS A RESIDENTIAL LOT...
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CURVE NO.	DELTA	CHORD	LENGTH	CHORD	RADIUS
1 & 4	45° 30' 00"	310'	38.77'	38.77'	300.0'
2 & 3	45° 30' 00"	310'	38.77'	38.77'	300.0'
5 & 6	45° 30' 00"	310'	38.77'	38.77'	300.0'
7 & 8	45° 30' 00"	310'	38.77'	38.77'	300.0'

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

APPROVED  
 FOR RECORDING  
 H. G. R. R. of H. G. R. Co.  
 By: *[Signature]*  
 DATE: *June 8, 1982*

APPROVED FOR RECORDING  
 BY  
 COMMISSIONERS' COURT  
 OF HIDALGO COUNTY, TEXAS  
 DATE: *June 8, 1982*  
 BY: *[Signature]*

STATE OF TEXAS  
 COUNTY OF HIDALGO  
 KNOW TO ALL PERSONS BY THESE PRESENTS:  
 THAT **JOSE A. HERNANDEZ**, UNDISBURSED OWNER OF THE PROPERTY HEREBY DESCRIBED, DOES HEREBY ABANDON, DEDICATE AND CONFIRM THE FOREGOING MAP OR PLAT AND DOES DEDICATE TO THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARLS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OR CONSIDERATION THEREIN EXPRESSED.

OWNER *Jose A. Hernandez*

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 PURPOSES AND CONSIDERATIONS THEREIN STATED BENEATH MY HAND AND SEAL OF OFFICE, THIS 7th DAY OF MARCH, A.D. 1982.

NOTARY PUBLIC *[Signature]*  
 EXPIRES *11-4-82*

THIS PLAT APPROVED BY THE DONNA IRRIGATION DISTRICT HIDALGO COUNTY, TEXAS, ON THIS THE 7 DAY OF April, A.D. 1982.

ATTEST: SECRETARY *[Signature]*  
 PRESIDENT *[Signature]*

STATE OF TEXAS  
 COUNTY OF HIDALGO  
 I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER AND REGISTERED PUBLIC SURVEYOR 3818 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]*

SAMUEL H. FAIRBANKS  
*Samuel H. Fairbanks*  
 REGISTERED PROFESSIONAL ENGINEER  
 AND REGISTERED PUBLIC SURVEYOR  
 3218



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 06-03-15

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956-205-7045  
956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-14624

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

Upon the application of:

Name: José Angel Torres

Address: # 911 N Border  
Alamo TX

Phone: 956 375 1966

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>LIGHT</u>	<u>OSST</u>
	<u>12/02/12</u>	<u>12/02/12</u>

Water Supplier: N.A.W.S

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

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

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

PIQUITO DE ORO LOT 33

[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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2401 N. Moorefield Rd.  
Mission, TX 78572  
956-205-7045  
956-205-7049

T.J. Arredondo, CFM  
Director of Planning

Precinct 0234

Application No: 1-14629

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

[Note: To be eligible, the land must not have been subdivided after September 1, 1995.]

THE STATE OF TEXAS     §  
COUNTY OF HIDALGO    §

BEFORE ME, the undersigned authority, on this day personally appeared

Jose A. Torres

Known to me [or proved to me in the oath of M X D H 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 33"

[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~~]

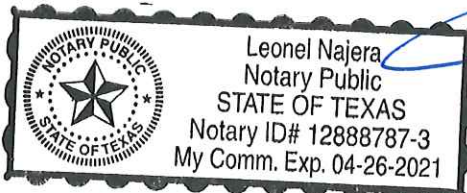
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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 Dec 28, 2019, to certify which, witnesses my hand and seal of office.



NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

## WARRANTY DEED

DATE: April 4, 2016

GRANTOR: Maria C. Sotelo Ramirez

GRANTEE: Jose Angel Torres Tovias

CONSIDERATION: TEN AND 00/100 DOLLARS (\$10.00)

PROPERTY: ( including any improvement on property).

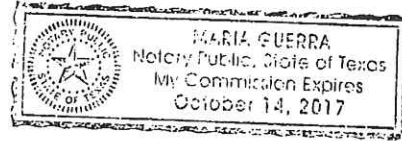
**LOT THIRTY-THREE (33), PIQUITO DE ORO SUBDIVISION, HIDALGO COUNTY, TEXAS  
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN THE OFFICE OF THE  
COUNMTY CLERK OF HIDALGO COUNTY, TEXAS**

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 to hold it to Grantee, Grantee, heirs, executors, administrators, successors, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, successors, and assigned against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty, when the claim is by, though, or under Grantor but not otherwise.

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

NO TITLE EXAMINATION WAS REQUESTED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT, NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION ON TITLE TO THIS PROPERTY.

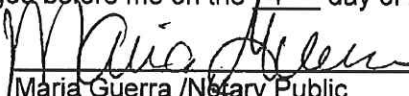
  
\_\_\_\_\_  
Maria C. Sotelo Ramirez (Grantor)



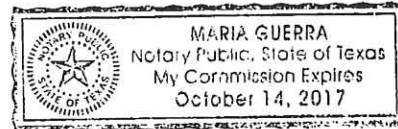
**ACKNOWLEDGMENTS**

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 4<sup>th</sup> day of April 2016 by Maria C. Sotelo Ramirez

  
\_\_\_\_\_  
Maria Guerra /Notary Public

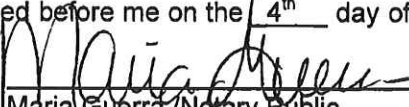
  
\_\_\_\_\_  
Jose Angel Torres Tovas (Grantee)



**ACKNOWLEDGMENTS**

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 4<sup>th</sup> day of April 2016 by Jose Angel Torres Tovas

  
\_\_\_\_\_  
Maria Guerra /Notary Public

# Chapter 232 Texas LGC Application

APPLICATION NO:

1-14624

Apr. 3, 2017

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

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

P6960-00-000-0033-00

[ 1 ] OWNER: TORRES, JOSE ANGEL

731 HERNANDEZ  
DONNA, TEXAS 78537

Telephone No. 601-3863

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
PIQUITO DE ORO LOT 33

LOCATION: 0 SIOUX & VALVERDE

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: EXIST.

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: BLOC

[ 4 ] PURPOSE OF APPLICATION: NEW RESIDENCE

25-RESIDENTIAL NEW SINGLE DWELLING

[ 10 ] EST. COST OF CONST.: \$50,000

[ 5 ] SIZE OF STRUCTURE: 1,178 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES

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

Prop ID# 261074  NO

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

MUST CUMPLY WITH ALL COUNTY SETBACKS & REGULATIONS

SETBACKS FRONT:25' REAR:15' SIDES6'

MIN. ELV. 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: NO

Panel No. /Suffix: \_\_\_\_\_

Pct: 1

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.

Johanna Vallejo 4/3/17  
Prepared by Date

Leo Najera 2/15/17  
Approved by Date

[Signature] \_\_\_\_\_  
Signature of Owner or Applicant Date

### [ NOTICE ]

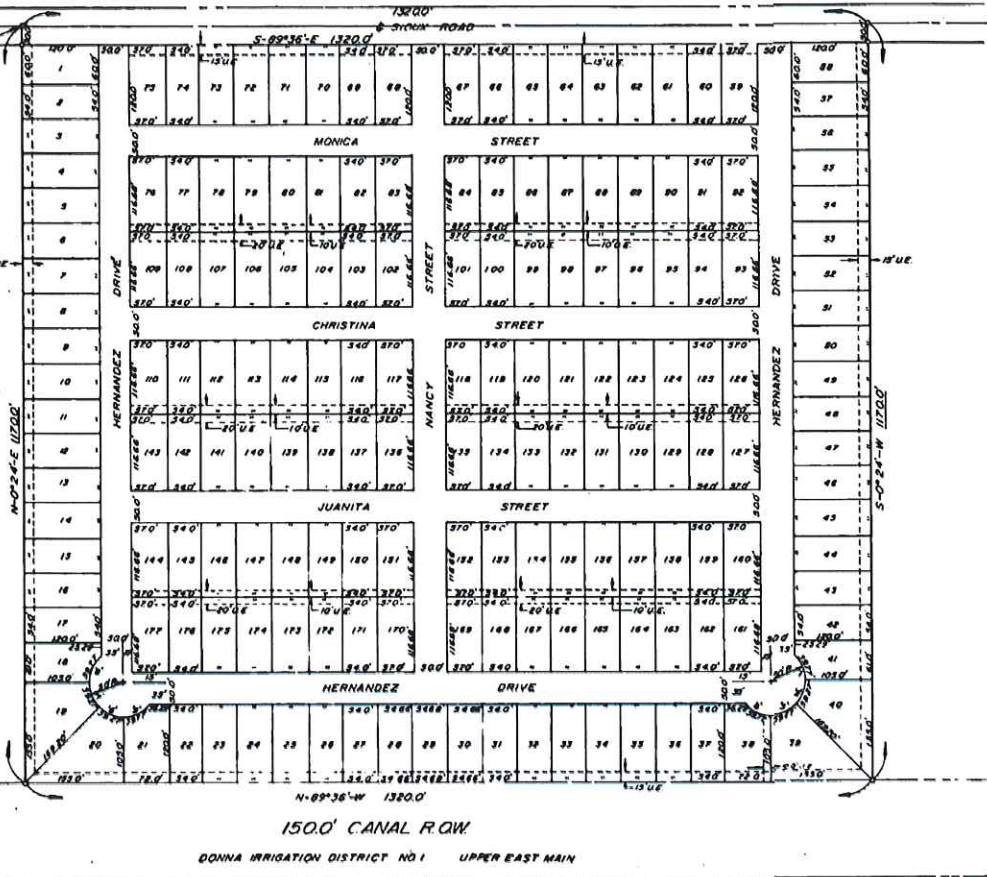
SEPARATE PERMITS ARE REQUIRED FOR SEPTIC TANKS. THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS. OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF ONE YEAR AT ANYTIME AFTER WORK IS COMMENCED.

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.

SCALE: 1"=100.0'

- NOTES
1. ONLY ONE RECORDING PER LOT.
  2. ALL RIGHTS SHALL BE CONVEYED TO THE STATE OF TEXAS AND SHALL BE SUBJECT TO THE RIGHT OF THE STATE OF TEXAS TO TAKE ANY PART OF THE SAME FOR PUBLIC USE.
  3. THE LOT SHALL NOT BE USED EXCEPT FOR RESIDENTIAL PURPOSES EXCEPT AS SHOWN ON THIS MAP.
  4. NO EXISTING CURVE OR CURVES SHALL BE ADDED TO THE LOT, UNLESS APPROVED BY THE STATE OF TEXAS.
  5. NO EXISTING CURVE OR CURVES SHALL BE ADDED TO THE LOT, UNLESS APPROVED BY THE STATE OF TEXAS.
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  13. NO EXISTING CURVE OR CURVES SHALL BE ADDED TO THE LOT, UNLESS APPROVED BY THE STATE OF TEXAS.
  14. NO EXISTING CURVE OR CURVES SHALL BE ADDED TO THE LOT, UNLESS APPROVED BY THE STATE OF TEXAS.
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  16. NO EXISTING CURVE OR CURVES SHALL BE ADDED TO THE LOT, UNLESS APPROVED BY THE STATE OF TEXAS.
  17. NO EXISTING CURVE OR CURVES SHALL BE ADDED TO THE LOT, UNLESS APPROVED BY THE STATE OF TEXAS.
  18. NO EXISTING CURVE OR CURVES SHALL BE ADDED TO THE LOT, UNLESS APPROVED BY THE STATE OF TEXAS.
  19. NO EXISTING CURVE OR CURVES SHALL BE ADDED TO THE LOT, UNLESS APPROVED BY THE STATE OF TEXAS.
  20. NO EXISTING CURVE OR CURVES SHALL BE ADDED TO THE LOT, UNLESS APPROVED BY THE STATE OF TEXAS.

CURVE NO.	DELTA	BISECTOR	LENGTH	CHORD	RADIUS
16	45°32'25"	210'	3877'	3873'	300'
20	45°00'	207'	3827'	3823'	300'
22	45°32'25"	210'	3877'	3873'	300'
26	45°00'	207'	3827'	3823'	300'



211757  
 FILED FOR RECORD THIS DATE  
 JUN 9 1982  
 COUNTY CLERK HIDALGO COUNTY TEXAS

PLAT OF  
**PIQUITO DE ORO**  
 35.46 ACRE TRACT  
 OUT OF  
 BLOCK 102 OF THE HILL-HALBERT TRACT  
 EL GATO AND LA BLANCA GRANTS  
 HIDALGO COUNTY, TEXAS

APPROVED  
 FOR RECORDING  
 No. 400-6, Right of Way Dept.  
 by Libra Walker  
 Date June 8, 1982

APPROVED FOR RECORDING  
 BY COMMISSIONERS' COURT  
 This the 15 day of March 1982  
 BARTHO BALBANA, Com. Clerk  
 Hidalgo County, Texas  
 By Barbara Steele, Deputy

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 ADOPT, DEDICATE AND CONFIRM THE FOREGOING MAP OR PLAT AND DOES DEDICATE TO THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OR CONSIDERATION THEREIN EXPRESSED.

OWNER Jose A. Hernandez

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 3RD DAY OF MARCH A.D. 1982.

NOTARY PUBLIC Cynthia S. Harbeck  
 Exp. 11-4-85

THIS PLAT APPROVED BY THE DONNA IRRIGATION DISTRICT HIDALGO COUNTY NO. 1 ON THIS THE 9 DAY OF April A.D. 1982.

ATTEST: SECRETARY D. C. Kennedy  
 PRESIDENT H. H. Woodson, Jr.

STATE OF TEXAS  
 COUNTY OF HIDALGO  
 I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER AND REGISTERED PUBLIC SURVEYOR 3810 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: Wol D. G...

AMUND N. FARRIS  
Samuel H. Farris  
 REGISTERED PROFESSIONAL ENGINEER AND REGISTERED PUBLIC SURVEYOR  
 No. 3218  
 State of Texas



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

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

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

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

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 1-1547

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

Upon the application of:

Name: Michael Salinas

Address: 4910 Donna  
Plaza Circle  
Donna, TX 78537

Phone: 956-472-7942

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

Water Supplier: North Alamo Water Supply

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:

lot # 5 New Donna Plaza North

[Insert the lot and block number in recorded subdivision, address, or description in deed, etc]

and who has submitted to the court an affidavit as required by Local Govt. Code Sec. 232.029 (f), on \_\_\_\_\_, 20\_\_\_\_, the Hidalgo County Commissioners Court approved the issuance of this certificate stating as follows (strike through the statement that does not apply)

The land was not subdivided after September 1, 1995, and water service is available within 750 feet of the land.

~~-OR-~~

~~The land was not subdivided after September 1, 1995, and water service is available more than 750 feet from the subdivided land and the extension of water service to the land may be feasible, subject to a final determination by the water service provider.~~

[Signature]  
Planning Department Authorized Signature

\_\_\_\_\_  
Hidalgo County Judge

\_\_\_\_\_  
Date

ATTEST:

\_\_\_\_\_  
Hidalgo County Clerk

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

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

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 1-1547

**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

Michael Salinas

Known to me [or proved to me in the oath of TK Dr Lic. 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:

lot #5 New Donna Plaza North."

[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."

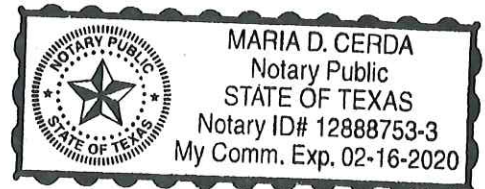
-OR-

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."

Michael Salinas (Signature)

SUBSCRIBED AND SWORN TO before me on Nov. 27<sup>th</sup>, 2019, 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:** March 15, 2017

**Grantor:** GUSTAVO FLORES and wife, AMERICA FLORES

**Grantor's Mailing Address:**

1302 Donna Plaza Circle South  
Donna, Texas 78537  
Hidalgo County

**Grantee:** MICHAEL SALINAS

**Grantee's Mailing Address:**

MICHAEL SALINAS  
8115 Azusena St.  
Donna, Texas 785r37  
Hidalgo County

**Consideration:**

Cash and a note of even date executed by Grantee and payable to the order of Grantor in the principal amount of TWENTY-TWO THOUSAND AND NO/100 DOLLARS (\$22,000.00). 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 JUAN R. MOLINA, Trustee.

**Property (including any improvements):**

Lot 5, NEW DONNA PLAZA NORTH SUBDIVISION, Hidalgo County, Texas, according to the Plat or Map thereof recorded in Volume 30, Page 2A, Map Records of Hidalgo County, Texas.

**Reservations from Conveyance:** None

**Exceptions to Conveyance and Warranty:**

1. Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas on February 22, 1995, under Clerk's File No. 437300, and amended thereof filed for record in the Office of the County Clerk of Hidalgo County, Texas, on June 21, 1995, under Clerk's File No. 459182, and as shown in Volume 30, Page 2A, Map Records of Hidalgo County, Texas, but omitting any covenant condition or restriction, if any, based on race color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant condition or restriction (a) is exempt under Title 42 of the United States Code,

- or (b) relates to handicap, but does not discriminate against handicapped persons.
2. A ten foot (10') Irrigation Easement along the rear, as per map or plat thereof recorded in Volume 30, Page 2A, in the Map Records, Hidalgo County, Texas.
  3. Easements and Conditions as shown on the Map or Plat thereof, filed for record in Volume 30, Page 2A, Map Records, Hidalgo County, Texas.
  4. Easements, rights, rules, and regulations in favor of Donna Irrigation District, Hidalgo County No. 1.
  5. Easements, or claims of easements, which are not of public record.
  6. A twenty five foot (25') Minimum Setback Line along the front of said property as shown on plat recorded in Volume 30, Page 2A, Map Records of Hidalgo County, Texas.
  7. A ten foot (10') Minimum Setback Line along the sides of said property as shown on plat recorded in Volume 30, Page 2A, Map Records of Hidalgo County, Texas.
  8. A ten foot (10') Minimum Setback Line along the rear of said property as shown on plat recorded in Volume 30, Page 2A, Map Records of Hidalgo County, Texas.
  9. Oil and Gas Lease dated February 26, 1971, from Dick Bunger and wife, Anna Bunger to Charles A. Brandt, recorded in Volume 331, Page 470, Oil and Gas Lease Records of Hidalgo County, Texas.
  10. Oil and Gas Lease dated February 26, 1971, from R. W. Montgomery and wife, Barbara K. Montgomery to Charles A. Brandt recorded in Volume 331, Page 473, Oil and Gas Lease Records of Hidalgo County, Texas.
  11. Oil and Gas Lease dated April 17, 1971, from Phoenix Mutual Life Insurance Co. to Charles A. Brandt, recorded in Volume 333, Page 55, Oil and Gas Lease Records of Hidalgo County, Texas.
  12. All oil, gas, and other minerals reserved and/or conveyed in Deeds recorded in Volume 508, Page 237 and Volume 1224, Page 299, both in Deed Records of Hidalgo County, Texas, and in Deed dated July 24, 1984, recorded in Volume 2023, Page 401 and dated April 10, 1986, recorded in Volume 2294, Page 911, Official Records of Hidalgo County, Texas.
  13. 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.
  14. Taxes for 2017, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

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.

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

*Gustavo Z. Flores*

GUSTAVO Z. FLORES

*America G. Flores*

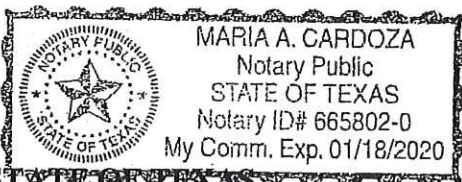
AMERICA G. FLORES

STATE OF TEXAS

§  
§  
§  
§

COUNTY OF HIDALGO

This instrument was acknowledged before me on the 30<sup>th</sup> day of August, 2017, by GUSTAVO Z. FLORES.



*Maria A. Cardoza*

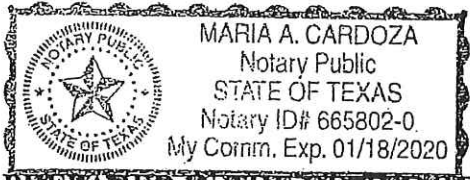
Notary Public, State of TEXAS

STATE OF TEXAS

§  
§  
§  
§

COUNTY OF HIDALGO

This instrument was acknowledged before me on the 30<sup>th</sup> day of August, 2017, by AMERICA G. FLORES.



*Maria A. Cardoza*

Notary Public, State of TEXAS

PREPARED IN THE OFFICE OF:

JUAN R. MOLINA  
Attorney at Law  
710 S. Texas Blvd.  
Weslaco, Texas 78596

AFTER RECORDING RETURN TO:

JUAN R. MOLINA  
Attorney at Law  
710 S. Texas Blvd.  
Weslaco, Texas 78596



Chapter 232, Texas Local Government Code

2/22/2019 1:58:16 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

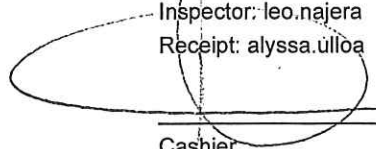
Permit No.: Permit 1-1547  
Receipt No.: 006240  
N1250-00-000-0005-00

- SALINAS MICHAEL
- 8115 AZUSENA
- DONNA, TX 78537
- (956) 472-7942
- (956) 472-7942
- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1224Sq.Ft.
- [5] Legal Description: NEW DONNA PLAZA NORTH LOT 5
- [6] Location: mile 10 & old la blanca
- [7] Sewage: N/A
- [8] Construction Type: Block
- [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 10', Side ', Corner 15'  
 Special Conditions: must comply with all county setbacks & regulations  
 Description: Permit 1-1547  
 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: leo.najera  
 Receipt: alyssa.ulloa

  
 \_\_\_\_\_  
 Cashier

2/22/19  
 \_\_\_\_\_  
 Date

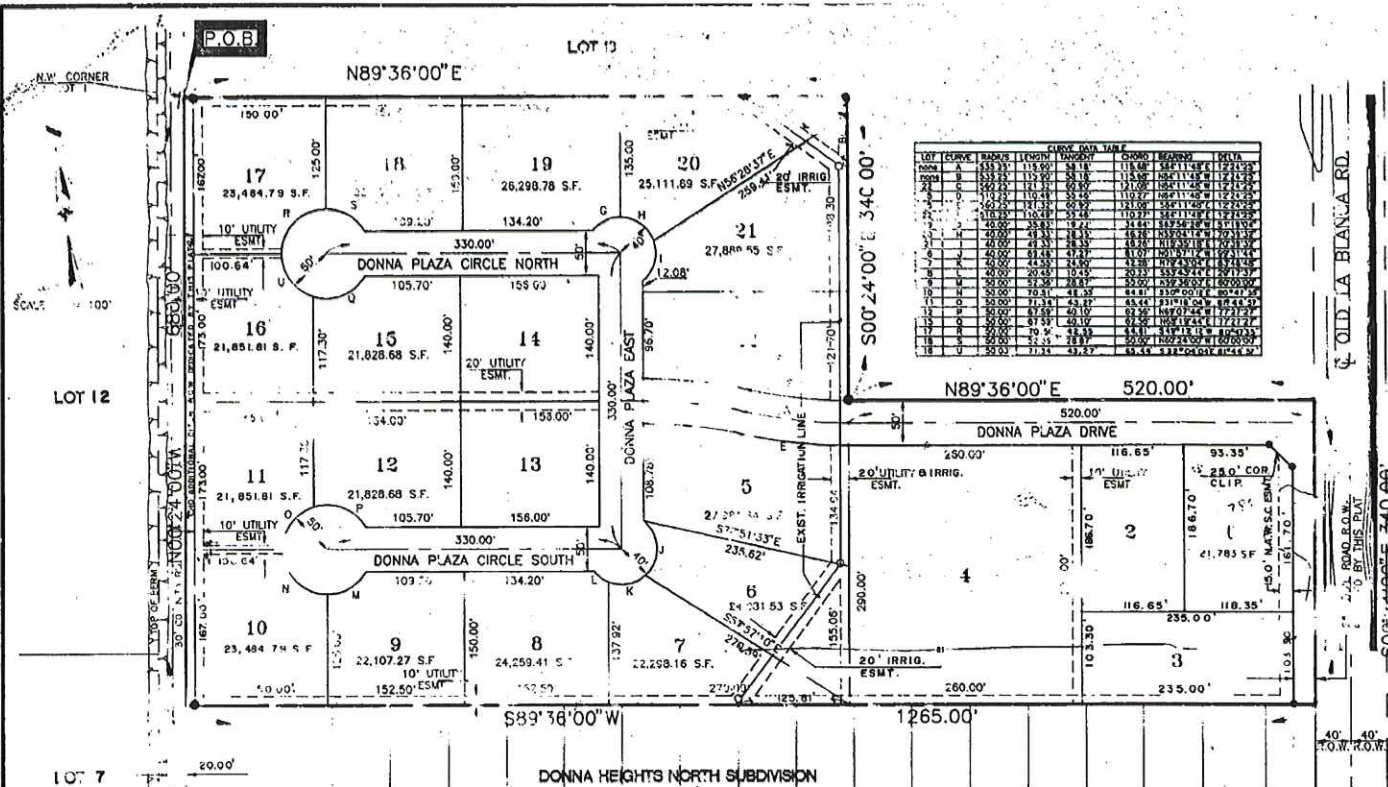
*Handwritten signature: DADA... SUSCOI*

[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.

Magari Montes  
 Signature of Owner or Applicant

\_\_\_\_\_  
Date



LOT	CURVE	BEARS	LYNDON	TANGENT	CHORD	BEARINGS	LOCAL
1	153.33	119.90	8.11	118.86	181.14	S 89° 36' 00" E	124.13
2	153.33	119.90	8.11	118.86	181.14	S 89° 36' 00" E	124.13
3	153.33	119.90	8.11	118.86	181.14	S 89° 36' 00" E	124.13
4	153.33	119.90	8.11	118.86	181.14	S 89° 36' 00" E	124.13
5	153.33	119.90	8.11	118.86	181.14	S 89° 36' 00" E	124.13
6	153.33	119.90	8.11	118.86	181.14	S 89° 36' 00" E	124.13
7	153.33	119.90	8.11	118.86	181.14	S 89° 36' 00" E	124.13
8	153.33	119.90	8.11	118.86	181.14	S 89° 36' 00" E	124.13
9	153.33	119.90	8.11	118.86	181.14	S 89° 36' 00" E	124.13
10	153.33	119.90	8.11	118.86	181.14	S 89° 36' 00" E	124.13
11	153.33	119.90	8.11	118.86	181.14	S 89° 36' 00" E	124.13
12	153.33	119.90	8.11	118.86	181.14	S 89° 36' 00" E	124.13
13	153.33	119.90	8.11	118.86	181.14	S 89° 36' 00" E	124.13
14	153.33	119.90	8.11	118.86	181.14	S 89° 36' 00" E	124.13
15	153.33	119.90	8.11	118.86	181.14	S 89° 36' 00" E	124.13
16	153.33	119.90	8.11	118.86	181.14	S 89° 36' 00" E	124.13
17	153.33	119.90	8.11	118.86	181.14	S 89° 36' 00" E	124.13
18	153.33	119.90	8.11	118.86	181.14	S 89° 36' 00" E	124.13
19	153.33	119.90	8.11	118.86	181.14	S 89° 36' 00" E	124.13
20	153.33	119.90	8.11	118.86	181.14	S 89° 36' 00" E	124.13
21	153.33	119.90	8.11	118.86	181.14	S 89° 36' 00" E	124.13

**MAP OF  
NEW DONNA PLAZA NORTH**

BEING A RESUBDIVISION OF LOT 1 OUT OF  
A VACATING AND RESUBDIVISION PLAT OF DONNA  
PLAZA NORTH SUBDIVISION (DEED REFERENCE:  
VOLUME: 24, PAGE: 193, H.C.M.R.)  
CONTAINING 15.689 ACRES

STATE OF TEXAS  
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE NEW DONNA PLAZA NORTH SUBDIVISION TO THE CITY OF DONNA, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

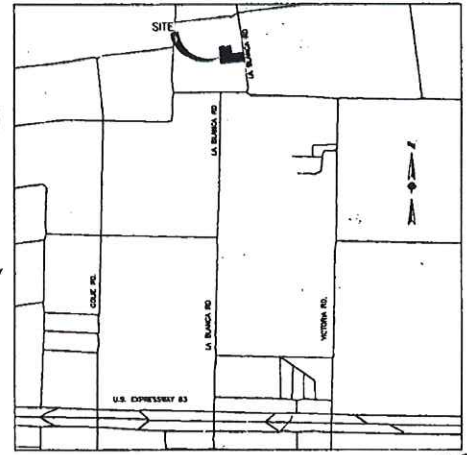
*Dennis E. Hendrix*  
DENNIS HENDRIX (TRUSTEE)

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DENNIS HENDRIX, KNOWN TO ME TO BE THE PERSON WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 11th DAY OF May, 1994.

*Paul A. Kuntz*  
NOTARY PUBLIC, HIDALGO COUNTY, TEXAS  
MY COMMISSION EXPIRES \_\_\_\_\_

CHECKED FOR DRAINAGE  
BY: *Wanda H. Hargrett*  
5-17-94



**LOCATION MAP** 30 2A

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF DONNA, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN BY APPROVAL IS REQUIRED.

*Budha M. M...*  
CHAIRMAN, PLANNING COMMISSION

I, THE UNDERSIGNED, MAYOR OF THE CITY OF DONNA, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN BY APPROVAL IS REQUIRED.

*Sida R. Chanic*  
MAYOR

*...*  
CITY SECRETARY

THIS PLAT APPROVED BY THE DONNA IRRIGATION DISTRICT  
ON THIS THE 12 DAY OF April, 1994.

ATTEST:  
*...*  
SECRETARY

STATE OF TEXAS  
COUNTY OF HIDALGO

I, THE UNDERSIGNED, FRED L. KURTH, A REGISTERED PROFESSIONAL ENGINEER AND REGISTERED PUBLIC LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREDIN DESCRIBED.

*Paul A. Kuntz* 5-11-94  
FRED L. KURTH, RPE # 94151 RPLS # 4750  
DATE SURVEYED: 2/14/94  
DATE PREPARED: DECEMBER 14, 1992  
T. 370, PG. 68 JOB NO. 93217

**MELDEN & HUNT, INC.**  
CONSULTING ENGINEERS  
& SURVEYORS  
103 S. 10th STREET  
EDINBURG, TEXAS 78539  
PH: (210) 381-0981 FAX: 381-1839

- GENERAL NOTES:
- ANTICIPATED WATER CREATED BY A 100-YEAR STORM WILL NOT POND IN THIS SUBDIVISION. THIS SUBDIVISION IS IN ZONE "C" ON FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 490334 0425 C MAP REVISED NOVEMBER 16, 1982.
  - SETBACKS ARE AS FOLLOWS: FRONT 25' REAR 10' SIDE 10' SIDE CORNER 15'
  - MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATIONS FOR ALL BUILDING IMPROVEMENTS IS 1.8' ABOVE NATURAL GROUND.
  - CULVERTS ARE REQUIRED ON ALL DRIVEWAYS.
  - BENCH MARK: NAIL IN POWER POLE 100' FROM 5 MILE ED. ELEV. 82.04
  - ONLY ONE RESIDENCE PER LOT.
  - NO WATER WELLS WITHIN 150' OF THIS SUBDIVISION.
  - NO STRUCTURES OVER ANY EASEMENTS.