

PLANNING DEPT. PCTS 1 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	AARON GARCIA CRUZ	1-5444
2.		
3.		
	COMM. COURT: MAY 3, 2022	



# PLANNING DEPARTMENT

Rev. 05-18-20

## 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  
1900 Joe Stephens Ave.  
Ste. A  
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: 1-5444

### HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

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

Name: Aaron Garcia Cruz

Address: 87 Buen Gusto  
St. Alamo TX  
78516

Phone: (956) 777-9621

Water Supplier: NAWS

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

Account/ESI No.: 1003278946103/645  
[ ] Temporary Pole [X] Permanent Service

regarding the land described as:

Lot 52 Buen Gusto

on \_\_\_\_\_, 20\_\_\_\_, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

Fill in "yes" or "no" in each blank

- yes A plat has been prepared;
- yes A plat has been reviewed and approved by the Commissioners Court;
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;
- yes an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable;
- no individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023;
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(Date approved 10-27-2005);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

\_\_\_\_\_  
Planning Department Authorized Signature

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

\_\_\_\_\_  
Date

ATTEST:

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

\_\_\_\_\_  
Date



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Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-5144

### REQUEST FOR HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

In my status and for the land indicated below, which is located outside of any municipality, I request that the Hidalgo County Commissioners Court make the determinations regarding plat and utility status described in Texas Local Government Code § 232.028(b) and issue a certificate of such determinations:

#### PARTY MAKING REQUEST:

Name: Aaron Garcia Cruz

Address: 87 Buen Gusto St.  
Alamo, TX 78516

Phone: (956) 777-9621

IDENTIFICATION OF LAND (e.g., lot and block number of recorded subdivision, designation on plat, address, description in deed, etc.):

Lot 52 Buen Gusto

#### STATUS OF PERSON OR ENTITY MAKING REQUEST:

- Subdivider
- Owner of lot in subdivision
- Resident of lot in a subdivision
- Entity that provides utility service

A. Cruz  
Requesting Party (Signature)

4-25-22  
Date

#### ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) permit

.....  
This part to be filled out by receiving county official:

Location of land verified and completed request accepted by Hidalgo County for processing on:

4-25-22  
Date

[Signature]  
County Official

**SIERRA TITLE**  
CLOSER **MC** GF# **3190693**

**Warranty Deed with Vendor's Lien**

**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: **July 20, 2021**

Grantor: **JUAN FERNANDO PINA and PABLO PINA, JR., both single persons**

Grantor's Mailing Address: **316 E. Narnette St.  
Pharr, Texas 78577  
Hidalgo County**

Grantee: **AARON GARCIA CRUZ, a single man**

Grantee's Mailing Address: **91 Buen Gusto St.  
Alamo, Texas 78516  
Hidalgo County**

Consideration: **TEN AND NO/100 DOLLARS (\$10.00) and a note of even date executed by Grantee and payable to the order of TEXAS NATIONAL BANK, 4908 S. Jackson Rd., Edinburg, Hidalgo County, Texas 78539 in the principal amount of FORTY FIVE THOUSAND FIFTY AND NO/100 DOLLARS (\$45,050.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of TEXAS NATIONAL BANK and by a first-lien deed of trust of even date from Grantee to JOE QUIROGA, Trustee.**

Property (including any improvements):  
**Lot 52, BUEN GUSTO SUBDIVISION, an Addition to the City of Alamo, Hidalgo County, Texas, according to the Amended Plat or Map thereof recorded in Volume 52, Page 55, Map Records of Hidalgo County, Texas.**

Reservations from Conveyance:  
**Subject To: None**

Exceptions to Conveyance and Warranty:  
**Subject To:**

**Restrictions recorded in the Office of the County Clerk of Hidalgo County, Texas, under Document Nos. 1537739 and 1541580, and Restrictions as shown on amended plat recorded in Volume 52, Page 55, Map Records of Hidalgo County, Texas.**

**Right-of-Way Easement granted to Hidalgo County, recorded in Volume 1013, Page 375, and in Volume 1014, Page 73, Deed Records of Hidalgo County, Texas.**

**Right-of-Way Easement granted to Donna Irrigation District Hidalgo County No. 1, by instrument, recorded in Volume 1035, Page 491, Deed Records of Hidalgo County, Texas.**

**Irrigation Easement as shown by instrument recorded in Volume 246, Page 518, and in Volume 524, Page 84, Deed Records of Hidalgo County, Texas, and ratification of Easement recorded in Volume 573, Page 307, Deed Records of Hidalgo County, Texas.**

**Irrigation Easement granted to Robert W. Nocar and wife, recorded in Volume 970, Page 683, Deed Records of Hidalgo County, Texas.**

**Right-of-Way Easement granted to North Alamo Water Supply Corp., as shown on amended plat recorded in Volume 52, Page 55, Map Records of Hidalgo**

**Ten foot (10') Utility Easement along the North, Northeast, and East lines of the subject land, according to the Map or Plat thereof, filed for record in Volume 52, Page 55, Map Records of Hidalgo County, Texas.**

**Twenty foot (20') Swale Easement along the South line of the subject land, according to the Map or Plat thereof, filed for record in Volume 52, Page 55, Map Records of Hidalgo County, Texas.**

**Easements and conditions as shown on amended plat recorded in Volume 52, Page 55, Map Records of 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 of public record.**

**No building permitted over any easement, and no fill or permanent structures allowed over or with any Swale Easement, according to the Map or Plat thereof, filed for record in Volume 52, Page 55, Map Records of Hidalgo County, Texas.**

**Twenty-five foot (25') Minimum Building Setback Line for the front of the subject land, according to the Map or Plat thereof, filed for record in Volume 52, Page 55, Map Records of Hidalgo County, Texas.**

**Six foot (6') Minimum Building Setback Lines for the sides of the subject land, according to the Map or Plat thereof, filed for record in Volume 52, Page 55, Map Records of Hidalgo County, Texas.**

**Thirty foot (30') Minimum Building Setback Line for the rear of the subject land, according to the Map or Plat thereof, filed for record in Volume 52, Page 55, Map Records of Hidalgo County, Texas.**

**Oil and Gas Lease dated April 8, 1982, from E.W. Genenwein and Mary Genenwein to Hankley Oil Company, recorded in Volume 413, Page 944, Oil and Gas Records of Hidalgo County, Texas.**

**Oil and Gas Lease dated April 15, 1982, recorded in Volume 413, Page 962, Oil and Gas Records of Hidalgo County, Texas.**

**Oil and Gas Lease dated April 14, 1982, recorded in Volume 415, Page 501, Oil and Gas Records of Hidalgo County, Texas.**

**Oil and Gas Lease dated March 29, 1984, recorded in Volume 2043, Page 898, Official Records of Hidalgo County, Texas.**

**Reservation of oil, gas, and other minerals, together with all rights relative thereto, express or implied, reserved to grantor in Deeds recorded in Volume 939, Page 223, Deed Records of Hidalgo County, Texas, and in Deed filed for record on November 22, 2005 in the Office of the County Clerk of Hidalgo County, Texas under Clerk's File No. 1547913.**

**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 2021 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.

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.

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

TEXAS NATIONAL BANK, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the Note described. The vendor's lien and superior title to the Property are retained for the benefit of TEXAS NATIONAL BANK, and are transferred to that party without recourse on Grantor.

  
\_\_\_\_\_  
JUAN FERNANDO PINA


  
\_\_\_\_\_  
PABLO PINA, JR.

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 21 day of July, 2021, by  
JUAN FERNANDO PINA.



  
\_\_\_\_\_  
Notary Public, State of Texas

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 21 day of July, 2021, by  
PABLO PINA, JR.



  
\_\_\_\_\_  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:  
Aaron Garcia Cruz  
91 Buen Gusto St.  
Alamo, Texas 78516

PREPARED IN THE LAW OFFICE OF:  
JOHN ROBERT KING  
3409 N. 10<sup>th</sup>, Suite 100  
McAllen, Texas 78501  
FileNo.:GF#3190693;MC/eh



Chapter 232, Texas Local Government Code

1/10/2022 3:15:34 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 1-5444  
Receipt No.: 021744  
B5015-00-000-0052-00

CRUZ AARON GARCIA  
91 BUEN GUSTO ST  
ALAMO, TX 78516  
(956) 777-9621  
(956) 777-9621

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 44 Mobile homes
- [4] Size of Structure: 600Sq.Ft.
- [5] Legal Description: BUEN GUSTO LOT 52 'AMENDED'
- [6] Location: BORDER & MOORE RD.
- [7] Sewage: N/A
- [8] Construction Type: Metal
- [9] Est. Cost of Construction: \$10000
- [10] Flood Zone: Zone B

Community Panel Number: 4803340425C  
Precinct: 1  
Certification of Elevation Required: No  
Setbacks: Front 25', Rear 30', Side 6', Side ', Corner 15'  
Special Conditions: MUST COMPLY WITH ALL COUNTY  
SETBACKS & REGULATIONS  
Description: Permit 1-5444  
Price: \$30.00

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

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

  
Casher

1/10/22  
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.

Valencia Perez  
Signature of Owner or Applicant

01/10/22  
Date