



# PLANNING DEPARTMENT

## 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: 4-5790

### 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	
Inspection/Permit No:		54017
Date Approved:	/ /	04/14/2022

Name: Maria G. Coronado

Address: 22711 N. Sunflower Rd.  
Edcouch Tx. 78538

Phone: 956 223 56 86

Water Supplier: North Alamo wsc

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

Account/ESI No.: 10032789918503484

[ ] Temporary Pole [ ] Permanent Service

regarding the land described as:

Evergreen Valley Estates Ph 3 Lot 106

on May 3, 2022, 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;
- NO 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;
- YES 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 3/16/2022);

(verified by );

(verified by );

(verified by );

(verified by );

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



# PLANNING DEPARTMENT

Rev. 06-03-15

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T.J. Arredondo, CFM  
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Application No: 4-5790

### 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: Maria G. Coronado  
Address: 22711 N. Sunflower Rd.  
Edcouch Tx. 78538  
Phone: (956) 223 56 86

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

Evergreen Valley Estates Ph 3 Lot 106

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

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

[Signature]  
Requesting Party (Signature)

09/19/2022  
Date

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

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) copy of 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:

4/20/22  
Date

[Signature]  
County Official



Chapter 232, Texas Local Government Code

3/11/2022 2:49:04 PM

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

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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 4-5790  
Receipt No.: 022688  
E8250-03-000-0106-00

GARZA RAUL JR & CORONADO MARIA  
22711 N. SUNFLOWER RD  
EDCOUCH, TX 78538  
(956) 223-5686  
(956) 223-5686

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2783Sq.Ft.
- [5] Legal Description: EVERGREEN VALLEY ESTATES PH 3 LOT 106
- [6] Location: sunflower rd and mile 20
- [7] Sewage: N/A
- [8] Construction Type: Block
- [9] Est. Cost of Construction: \$80000
- [10] Flood Zone: Zone AE

Community Panel Number: 4803340350C  
Precinct: 4  
Certification of Elevation Required: Yes  
Setbacks: Front 50', Rear 35', Side 6', Side 6', Corner '  
Special Conditions: must comply with all setbacks and regulations required by the hcpd  
Description: Permit 4-5790  
Price: \$30.00

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


Method of Payment: Cash  
Check/M.O.#:  
Payment: \$100.00  
Change Due: \$70.00  
Application: heather.segura  
Inspector: danny.sanchez  
Receipt: heather.segura

  
Cashier

3/11/22  
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.

  
Signature of Owner or Applicant

03/11/2022  
Date

Charge to VLTC  
GF#176255/AR

## 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: November 29, 2021

Grantor: FRANCISCA E. RODRIGUEZ AND HUSBAND, EMMANUEL RODRIGUEZ

Grantor's Mailing Address: 5908 N. Terry Road  
Edinburg, Texas 78542

Grantee: RAUL GARZA, JR. AND WIFE, MARIA G. CORONADO

Grantee's Mailing Address: 1320 W. Aencia  
Alamo, Texas 78516

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

Property (including any improvements): All of Lot 106, EVERGREEN VALLEY ESTATES PHASE III, Hidalgo County, Texas, according to the map recorded in Volume 52, Pages 135-144, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from Conveyance: NONE

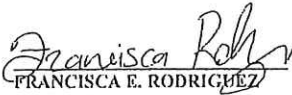
Exceptions to Conveyance and Warranty: To the extent they validly exist:

1. Restrictive covenants as set forth in instrument dated March 8, 2007, filed March 8, 2007 under Document Number 2007-1731025, Official Records and Volume 52, Pages 135-144, Map Records of Hidalgo County, Texas.
2. Easements, rules, regulations and rights in favor of Delta Lake Irrigation District.
3. Minimum floor elevations, setback lines, utility easements and restrictions as shown on the map of Evergreen Valley Estates Phase III, recorded in Volume 52, Pages 135-144, Map Records of Hidalgo County, Texas.
4. Easements for canals, laterals and drainage ditches as shown by instrument dated February 1, 1928, recorded in Volume 275, Page 510, Deed Records of Hidalgo County, Texas. (Blanket)
5. Easement in favor of Willacy County Water Control and Improvement District No. 1 as shown by instrument dated April 14, 1938, recorded in Volume 449, Page 318, Deed Records of Hidalgo County, Texas.
6. Right of way easement in favor of Willacy County Water District No. 1 as shown by instrument dated June 7, 1938, recorded in Volume 443, Page 438, Deed Records of Hidalgo County, Texas.
7. Right of way in favor of Willacy County Water District No. 1 as shown by instrument dated June 7, 1938, recorded in Volume 443, Page 440, Deed Records of Hidalgo County, Texas.
8. Right of way easement in favor of Willacy County Water District No. 1 as shown by instrument dated June 8, 1939, recorded in Volume 455, Page 585, Deed Records of Hidalgo County, Texas.
9. Agreement dated April 26, 1957, between Evergreen Farms and Pan American Petroleum Company, recorded in Volume 201, Page 234, Oil and Gas Records, Hidalgo County, Texas.
10. Agreement by and between Willacy County Water Control and Improvement District No. 1 and W.A. Harding, et al as shown by instrument dated June 30, 1946, recorded in Volume 616, Page 1, Deed Records of Hidalgo County, Texas. (Blanket)
11. Water rights transfer agreement in favor of Rio Farms, Inc. as shown by instrument dated May 30, 1962, recorded in Volume 1064, Page 435, Deed Records of Hidalgo County, Texas.
12. Easement and right of way in favor of AEP Texas Central Company, a Texas Corporation as shown by instrument dated June 10, 2015, filed July 7, 2015 under Document Number 2015-2626081, Official Records of Hidalgo County, Texas.
13. Easement and right of way in favor of AEP Texas Central Company, a Texas Corporation as shown by instrument dated September 13, 2018, filed November 13, 2018 under Document Number 2965092, Official Records of Hidalgo County, Texas.
14. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, in favor of McCollom Oil Company, a Corporation, dated March 9, 1943, recorded in Volume 49, Page 87, Oil and Gas Records of Hidalgo County, Texas.
15. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, in favor of La Gloria Corporation, dated July 1, 1944, recorded in Volume 65, Page 29, Oil and Gas Records of Hidalgo County, Texas.
16. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, executed by Margaret E. Ufford, et al to Pantano Petroleum Company, dated January 10, 1939, recorded in Volume 33, Page 570, Oil and Gas Records of Hidalgo County, Texas.

17. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, executed by Sarah K. Gill and husband S.L. Gill to La Gloria Corporation, dated September 19, 1945, recorded in Volume 63, Page 229, Oil and Gas Records of Hidalgo County, Texas.
18. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated October 6, 1989, recorded in Volume 2872, Page 798, Volume 2872, Page 800 and Volume 2872, Page 802, Official Records, Hidalgo County, Texas.
19. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, recorded in Volume 2630, Page 478, Volume 2630, Page 481, Volume 2630, Page 484, Volume 2643, Page 149, Volume 2634, Page 98, Volume 2670, Page 243, Volume 2839, Page 514, Volume 2839, Page 757, Volume 2864, Page 785, Volume 2616, Page 978, Volume 2617, Page 1, Volume 2885, Page 736, Volume 2885, Page 748, Volume 2839, Page 517 and Volume 2839, Page 529, Official Records, Hidalgo County, Texas.
20. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, filed September 17, 1993 under Document Number 344186, Official Records of Hidalgo County, Texas. Ratification of Oil and Gas Lease dated September 26, 1995, filed October 19, 1995 under Document Number 481571, Official Records of Hidalgo County, Texas.
21. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated March 13, 2006, by and between The Harding Foundation, as Lessor, and Samson Lone Star Limited Partnership, a Texas Limited Partnership, as Lessee, as set forth in memorandum recorded on May 11, 2006, in Document Number 2006-1614578, Official Records of Hidalgo County, Texas.
22. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, in favor of SouthTen Land Co., LLC, as Lessee, as set forth in memorandum filed July 17, 2006 under Document Number 2006-1639728; filed July 17, 2006 under Document Number 2006-1639729 and filed July 17, 2006 under Document Number 2006-1639730, Official Records of Hidalgo County, Texas.
23. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated January 21, 2016, by and between Robert W. Parr Family Trust, June 21, 2011, as Lessor, and Edmo Energy Company, Inc., as Lessee, filed on March 1, 2016, under Document Number 2690229, Official Records of Hidalgo County, Texas.
24. Terms, stipulations and conditions contained in Declaration of Unit as set forth in instrument, filed April 22, 1996 under Document Number 518065; filed December 30, 1996 under Document Number 569991; filed December 30, 1996 under Document Number 569992 and filed June 24, 1997 under Document Number 606329, Official Records of Hidalgo County, Texas.
25. Mineral and/or royalty interest granted in deed dated August 25, 1936, recorded in Volume 18, Page 377, Oil and Gas Records of Hidalgo County, Texas.
26. Mineral and/or royalty reservation contained in deed dated March 19, 1927, recorded in Volume 246, Page 17, dated December 5, 1927 recorded in Volume 407, Page 565, Deed Records of Hidalgo County, Texas.
27. Mineral and/or royalty reservation contained in deed dated March 3, 2014, filed March 6, 2014 under Document Number 2014-2491772, Official Records of Hidalgo County, Texas.
28. All water rights reserved as shown by instrument dated March 3, 2014, filed March 6, 2014 under Document Number 2014-2491772, Official Records of Hidalgo County, Texas.
29. Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.
30. 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.
31. Standby fees, taxes and assessments by any taxing authority for the year 2022, and subsequent years, 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.

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

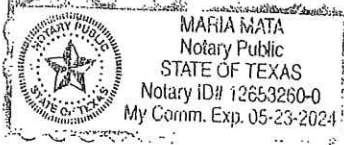
  
FRANCISCA E. RODRIGUEZ

  
EMMANUEL RODRIGUEZ

(Acknowledgment)

STATE OF TEXAS \*  
\*  
COUNTY OF HIDALGO \*

This instrument was acknowledged before me on December 2, 2021 by FRANCISCA E. RODRIGUEZ.

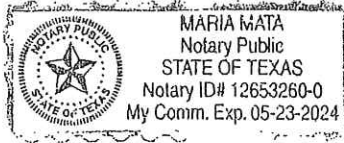


[Signature]  
Notary Public, State of Texas

(Acknowledgment)

STATE OF TEXAS \*  
\*  
COUNTY OF HIDALGO \*

This instrument was acknowledged before me on December 2, 2021 by EMMANUEL RODRIGUEZ.



[Signature]  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:  
RAUL GARZA, JR. &  
MARIA G. CORONADO  
1320 W. Acacia  
Alamo, Texas 78516

PREPARED IN THE OFFICE OF:  
LAW OFFICE OF RICHARD A. CANTU, P.C.  
6013 N. 10<sup>th</sup> Street  
McAllen, Texas 78504  
Telephone (956) 687-7763  
GF#176255/File No. 12697-21