







# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 6-14-22

Main Office 2818 S. Business Hwy 281 Edinburg, Texas 78539 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
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Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-6797

### 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: Jonathan Mena

Address: 5312 Pfc Pedro Martinez  
Mercedes, Tx 78570

Phone: 956-975-6878

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

Lot 7 Rio Rico Subd. 5312 Pfc Pedro Martinez Mercedes, Tx

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)

11-17-22  
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:

11-22-22  
Date

[Signature]  
County Official



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**

Date: June 3, 2022

Grantor: **JESUS ORTEGA, JR. and CASSANDRA GARCIA**

217 K. Street, Weslaco, Hidalgo County, Texas 78596

Grantee: **JONATHAN LORENZANA MUNOZ, a married person**

212 South Washington, Mercedes, Hidalgo County, Texas 78570

Consideration: Ten Dollars and other valuable consideration to the undersigned paid by the Grantee herein, the receipt of which is hereby acknowledged.

Property (including any improvements):

**All of Lot 7, RIO RICO NORTH SUBDIVISION, Hidalgo County, Texas, according to the map filed February 18, 2014 under Document Number 2486864 in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.**

Reservations from Conveyance and Exceptions to Conveyance and Warranty:

Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property; rights of adjoining owners in all walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; all rights obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of the water and irrigation district; taxes for the current year, the payment of which Grantee assumes; and subsequent assessments for the current and subsequent 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, and exceptions to conveyance and warranty, grants, sells, transfers and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and Exceptions to Conveyance and Warranty.



Grantor has executed and delivered this Deed and has granted, bargained, sold and conveyed the Property, and Grantee has accepted this Deed and has purchased the Property "as is", "where is" and "with all faults", and without any representations or warranties whatsoever, express or implied, written or oral, it being the intention of Grantor and Grantee to expressly negate and exclude all representations and warranties, including, but not limited to the physical condition of the property or any element thereof, including, without limitation, warranties related to suitability for habitation, merchantability or fitness for a particular purpose and all other warranties and representations whatsoever, except the warranty of title expressly set forth herein.

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

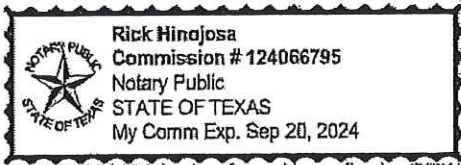
Jesus Ortega Jr  
JESUS ORTEGA, JR.

Cassandra Garcia  
CASSANDRA GARCIA

(Acknowledgment)

State of Texas  
County of Hidalgo

This instrument was acknowledged before me on this the 3rd day of June, 2022, by JESUS ORTEGA, JR.

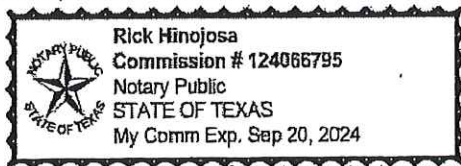


[Signature]  
Notary Public, State of Texas

(Acknowledgment)

State of Texas  
County of Hidalgo

This instrument was acknowledged before me on this the 3rd day of June, 2022, by CASSANDRA GARCIA.



[Signature]  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:  
JONATHAN LORENZANA MUNOZ  
212 South Washington  
Mercedes, Texas 78570

PREPARED BY:  
The Alvarado Law Firm, PC  
1601 W. Trenton Rd., Ste. A  
Edinburg, Texas 78539  
File/GF: 179200

