

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS

APPLICANT		APPLICATION NO.
1.	Valeria Soto	4-5257
2.	Ruben Hernandez	4-6329
3.	Jose Cortina RANCHITO CORTINA, LOT 1	BLANKET COVER
4.	Cuatro Tierras, L.P. CANTERA HERMOSA PHASE 2, LOTS 1-139	BLANKET COVER
5.	Norma Linda Garza GNS SUBDIVISION, LOTS 1-2	BLANKET COVER
6.	Plata Properties, Inc. RANCHO NUEVO ESTATES, LOTS 1-99	BLANKET COVER
7.	Heriberto Garcia SAN PEDRO ESTATES, LOTS 1-16	BLANKET COVER
8.	Los Vecindades RGV, L.P. LA MARQUESA ESTATES, LOTS 1-29	BLANKET COVER
COMM. COURT: DECEMBER 13, 2022		



PLANNING DEPARTMENT

Rev. 6-14-22

County of Hidalgo

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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-5257

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:

Name: Valeria Soto

Address: 15826 E. Davis Rd
Edinburg TX 78542

Phone: (956) 3109-1435

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	_____
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u> / /</u>	<u>54008</u> <u>12/05/2022</u>

Water Supplier: North Alamo Water Supply

Utility Provider: J.M.V.E.C. AEP

Account/ESI No.: 1000067273
 Temporary Pole Permanent Service

regarding the land described as:

Evergreen valley Estate Ph. 2 lot 224

on December 13, 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 3/15/05);

(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



PLANNING DEPARTMENT
County of Hidalgo

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Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-5257

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: Valeria Soto

Address: 15826 E Davis Rd

Edinburg TX 78539

Phone: (956) 369-1435

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

Evergreen Valley Estates ph. 2 lot 224

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Valeria Soto
Requesting Party (Signature)

12-5-22
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
Executory Contract
Lease
Rent Receipt
Affidavit
Other (describe) Copy of pmt.

This part to be filled out by receiving county official:

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

12/5/22
Date

[Signature]
County Official



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 4-5257
Receipt No.: 020349
E8250-02-000-0224-00

SOTO EDDY & VALERIA NAYELLI

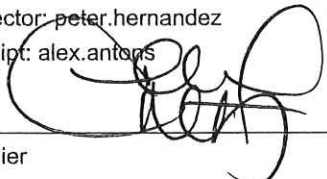

1507 CATHY ST
ALAMO, TX 78516
(956) 369-1435
(956) 369-1435

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2867Sq.Ft.
- [5] Legal Description: EVERGREEN VALLEY ESTATES PH 2 LOT 224
- [6] Location: SHARP RD AND MILE 19
- [7] Sewage: N/A
- [8] Construction Type: Block
- [9] Est. Cost of Construction: \$250000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 50', Rear 35', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH HCPD SETBACKS
RULES AND REGULATIONS
Description: Permit 4-5257
Price: \$30.00

Total Amount.....\$30.00

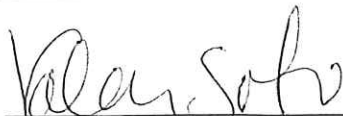
Method of Payment: Cash
Check/M.O.#:
Payment: \$40.00
Change Due: \$10.00
Application: alex.antons
Inspector: peter.hernandez
Receipt: alex.antons


Cashier

Date

697738

[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

9-30-21
Date

Notice of confidentiality rights: if you are a natural person, you may remove or strike any of the following information from this instrument before it is filed for record in the public records: your social security number or driver's license number.

WARRANTY DEED

Date: March 4, 2021

Grantor: TD DEVELOPMENT COMPANY, LLC., A TEXAS LIMITED LIABILITY COMPANY

Grantor's Mailing Address (including county):

3914 Rio Grande Care Rd.,
Edinburg, TX 78541
Hidalgo County

Grantee: EDDY SOTO GUERRERO & VALERIA NAYELLI SOTO

Grantee's Mailing Address (including county):

1507 Cathy St.
Alamo, TX 78516
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 224, **EVERGREEN VALLEY ESTATES, PHASE II**, Hidalgo County, Texas, according to the Plat or Map thereof recorded in Volume 47, Page 85 through 97, Map Records of Hidalgo County, Texas.

Reservations from and Exception to Conveyance and Warranty:

- A. Right of Way easement in favor of Carthage Hydrocol, Inc., dated January 26, 1949, recorded in Volume 656, Page 163, Deed Records, Hidalgo County, Texas.
- B. Easement granted by Chas N. Young to Willacy County Water Control and Improvement District No. 1, by instrument dated August 9, 1939, recorded in Volume 448, Page 552, Deed Records of Hidalgo County, Texas.
- C. Pipeline Permit Agreement dated July 18, 1967, between Hidalgo County and Pan American Petroleum Corporation, Recorded in Volume 1181, Page 626, Deed Records of Hidalgo County, Texas.
- D. Agreement dated June 30, 1946, between Willacy County Water Control and Improvement District No. 1 and W.A. Harding, et al, recorded in Volume 616, Page 1, Deed Records of Hidalgo County, Texas.
- E. Water Rights Transfer Agreement dated May 30, 1962, between Hidalgo and Willacy Counties Water Control

and Improvement District No. 1 and Rio Farms, Inc. recorded in Volume 1064, Page 435, Deed Records of Hidalgo County, Texas.

- F. Right-of-Way Easement and Agreement dated May 23, 1995, between the Main and Rusk Corporation and Esenjay Petroleum Corporation filed for record in the Office of the County Clerk of Hidalgo County, Texas on May 31, 1995, under Clerk's File No. 455110.
- G. Right-of-Way Easement granted by F.P. Smith and wife to Willacy County Water District No. 1, by instrument dated June 6, 1938, recorded in Volume 443, Page 438, Deed Records of Hidalgo County, Texas.
- H. Right-of-Way Easement granted by Nellie S. Hulett to Willacy County Water District No. 1, by instrument dated June 7, 1938, recorded in Volume 443, Page 440, Deed Records of Hidalgo County, Texas.
- I. Right-of-Way Easement granted by Wauneta Pratt Werth, Administratrix of the Estate of Nellie S. Hulett, deceased to Willacy County Water District No. 1, by instrument dated June 8, 1939, recorded in Volume 455, Page 585, Deed Records of Hidalgo County, Texas.
- J. A twenty foot (20') Drainage and Swale Easement along the North side of subject property as shown on plat recorded in Volume 47, Page 85, Map Records of Hidalgo County, Texas.
- K. Electrical and Utility Easement along the North fifteen feet (15') of the South thirty feet (30') of subject property as shown on plat recorded in Volume 47, Pages 85 through 97, Map Records of Hidalgo County, Texas.
- L. A fifteen foot (15') Exclusive Easement to North Alamo Water Supply Corporation along the South and East sides of subject property as shown on plat recorded in Volume 47, Pages 85 through 97, Map Records of Hidalgo County, Texas.
- M. Easements and Conditions as shown on the Map or Plat thereof, filed for record in Volume 47, Pages 85 through 97, Map Records Hidalgo County, Texas.
- N. Easements, rights, rules and regulations in favor of Delta Lake Irrigation District .
- O. Easements or claims of easements which are not a part of the public record.
- P. A fifty foot (50') Minimum Setback Line along the front or easement line whichever is greater on all cases of said property as shown on plat recorded in Volume 47, Pages 85 through 97, Map Records of Hidalgo County, Texas.
- Q. A six foot (6') Minimum Setback Line along the sides or easement line whichever is greater on all cases of said property as shown on plat recorded in Volume 47, Pages 85 through 97, Map Records of Hidalgo County, Texas.
- R. A thirty five foot (35') Minimum Setback Line along the rear or easement line whichever is greater on all cases of said property as shown on plat recorded in Volume 47, Pages 85 through 97, Map Records of Hidalgo County, Texas.
- S. Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from The Harding Foundation, a Texas Corporation to Weldon I. Thompson, dated March 12, 1965, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 296, Page 64, Oil and Gas Records Hidalgo County, Texas.
- T. Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from The Harding Foundation, a Texas Corporation to Tarina Oil Company, dated December 6, 1982, filed for record in the

Office of the County Clerk of Hidalgo County, Texas in Volume 464, Page 154, Oil and Gas Records Hidalgo County, Texas.

- U. Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from W.A. Harding to McCollum Exploration Co., dated March 18, 1936, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 15, Page 128, Oil and Gas Records Hidalgo County, Texas.
- V. Oil and Gas Leases dated October 6, 1989, in favor of Bill Foran, recorded in Volume 2872, Pages 798, 800, and 802, Official Records of Hidalgo County, Texas.
- W. Oil and Gas Leases in favor of the Texas Fuel Company, recorded in Volume 2630, Pages 478, 481, and 484; Volume 2643, Page 149; Volume 2634, Page 98; Volume 2670, Page 243; Volume 2839, Page 514; Volume 2839, Page 757; Volume 2616, Page 978; Volume 2617, Page 1; Volume 2885, Page 736; Volume 2885, Page 748; and Volume 2839, Pages 517 and 529, all in Official Records of Hidalgo County, Texas.
- X. Designation of Unitization dated March 27, 1990, recorded in Volume 2896, Page 32, Official Records of Hidalgo County, Texas.
- Y. Oil and Gas Lease dated March 9, 1943, from J. C. Powell and H. B. Dillon to McCollum Oil Company, a Corporation recorded in Volume 49, Page 87, Oil and Gas Lease Records of Hidalgo County, Texas.
- Z. Oil and Gas Lease dated July 1, 1944, from Mrs. Sarah K. Gill, et al, to Gloria Corporation recorded in Volume 65, Page 29, Oil and Gas Lease Records of Hidalgo County, Texas
- AA. Oil and Gas Lease dated January 11, 1994, from The Harding Foundation to Thomas R. Morris filed for record, in the Office of the County Clerk of Hidalgo County, Texas on February 28, 1994, under Clerk's File No. 371812.
- BB. Oil and Gas Lease dated March 19, 1965, from Charles N. Young, et al to Weldon I. Thompson, recorded in Volume 296, Page 492, Oil and Gas Records of Hidalgo County, Texas.
- CC. Oil and Gas Lease dated September 14, 1982, from A. F. McCormick and wife, Frances a. McCormick to Tarina Oil Company, recorded in Volume 424, Page 180, Oil and Gas Lease Records of Hidalgo County, Texas.
- DD. Oil and Gas Lease dated December 9, 1982, from Allen G. Dryer to Tarina Oil Company recorded in Volume 1862, Page 144, Official Records of Hidalgo County, Texas.
- EE. Oil and Gas Lease dated December 10, 1982, from Charles L. Young, et al to Tarina Oil Company recorded in Volume 424, Page 175, Oil and Gas Lease Records of Hidalgo County, Texas.
- FF. Oil and Gas Lease dated March 18, 1936, from W. A. Harding, et al to McCollum Exploration Company, recorded in Volume 15, Page 128, Oil and Gas Lease Records of Hidalgo County, Texas.
- GG. Oil and Gas Lease dated January 10, 1939, from Margaret E. Ufford, et al to Pantano Petroleum Company, recorded in Volume 33, Page 570, Oil and Gas Lease Records of Hidalgo County, Texas. Unrecorded Surface Use Agreement dated May 16, 1995, by and between The Main and Rusk Corporation doing business as Rio Valley Farms, Grantors and The Texas Fuel Company, Inc., Grantee; said Surface Use Agreement assigned by unrecorded instrument dated September 5, 1996, from The Main and Rusk Corporation to J. W. Thomas and ratified by The Texas Fuel Company, Inc.; and further Assignment and Bill of Sale dated July 1, 2000, by and between EEX E&P Company, L.P. and Cliffwood Oil and Gas Corp., filed for record in the Office of the County Clerk of Hidalgo County, Texas on November 1, 2000 under Clerk's File No. 917473.

- HH. Oil and Gas Lease dated September 19, 1945, from Sarah K. Gill and husband S.L. Gill to La Gloria Corporation, recorded in Volume 63, Page 229, Oil and Gas Lease Records of Hidalgo County, Texas.
- II. Oil and Gas Lease in favor of Esenjay Petroleum Corporation, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on November 18, 1994, under Clerk's File No. 420798 through 420806, inclusive and filed for record in the Office of the County Clerk of Hidalgo County, Texas on April 22, 1996, under Clerk's File No. 518064 and filed for record in the Office of the County Clerk of Hidalgo County, Texas on May 13, 1996, under Clerk's File No. 523124 and 523125.
- JJ. Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from Glenn W. Harding et al to Hacienda Energy, LLC, dated December 6, 2002, filed for record on December 9, 2002 in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 1146920.
- KK. Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from Glenn W. Harding et al to Hacienda Energy, LLC, dated December 12, 2002, filed for record on December 9, 2002 in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 1148173.
- LL. Memorandum of Oil, Gas and Mineral Lease Option Agreement dated August 9, 1993, filed for record on September 17, 1993 in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 344186.
- MM. Memorandum of Oil and Gas Lease dated August 9, 1993, executed by Glenn W. Harding, et al, filed or record in the Office of the County Clerk of Hidalgo County, Texas, on September 17, 1993, under Clerk's File No. 344186. Ratification of Oil and Gas Lease dated September 26, 1995, executed by Robert W. Parr and Dorothy Jean Parr, filed for record in the Office of the County Clerk of Hidalgo County, Texas on October 19, 1995, under Clerk's File No. 481571.
- NN. Memorandum of Oil and Gas Leases from Lester Dreyer, et al, to Southten Land Co. filed for record in the Office of the County Clerk of Hidalgo County, Texas, on July 17, 2006, under Clerk's File Nos. 1639728, 1639729 and 1639730.
- OO. Memorandum of Oil and Gas Lease from Carleton Speed to Compass Bank filed for record in the Office of the County Clerk of Hidalgo County, Texas, on October 29, 2007, under Clerk's File No. 1820424.
- PP. Memorandum of Oil, Gas and Mineral Lease dated March 13, 2006, filed for record on May 11, 2006 in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 1614578.
- QQ. All oil, gas and other minerals reserved as a life estates in favor of Charles N. Young and Eva L. Young, in Deed dated June 12, 1953, recorded in Volume 776, Page 319, Deed Records of Hidalgo County, Texas.
- RR. All oil, gas, and other minerals reserved in Deed dated August 21, 1980, recorded in Volume 1687, Page 481, Deed Records of Hidalgo County, Texas.
- SS. All oil, gas, and other minerals reserved in Deed dated October 10, 1980, recorded in Volume 1699, Page 612, Deed Records of Hidalgo County, Texas.
- TT. All oil, gas, and other minerals reserved in Deed dated December 5, 1927, recorded in Volume 407, Page 565, Deed Records of Hidalgo County, Texas.
- UU. All Water Rights reserved in Deed filed for record in the Office of the County Clerk of Hidalgo County, Texas, on May 16, 2006, under Clerk's File No. 1616239.
- VV. Terms, stipulations and conditions contained in Declaration of Unit dated May 1, 1956, recorded in

Volume 189, Page 512, and dated May 27, 1959, recorded in Volume 230, Page 254, Oil and Gas Records of Hidalgo County, Texas.

WW. Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas on February 3, 2005, under Clerk's File No. 14321 70, and Restrictions as shown on the map recorded in Volume 47, Pages 85 through 97, 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.

XX. Standby fees, taxes and assessments by any taxing authority for the year 2020 and subsequent years.

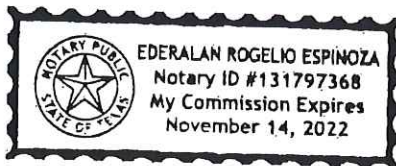
Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee 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.


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


Pat Espericueta, Manager
TD Development, LLC.

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on March 4th, 2021, by Pat Espericueta, Manager of TD Development, LLC.




Ederlan R. Espinoza
Notary Public, State of Texas



PLANNING DEPARTMENT

Rev. 6-14-22

County of Hidalgo

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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

Precinct 1 2 3/4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-60329

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: Ruben Hernandez

Address: 10005 Calle Paris
Edinburg, TX

Phone: (956) 566-2554

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

Santa Cruz Rancher #2 lot 21

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Rubén
Requesting Party (Signature)

12-04-22
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

12/5/22
Date

[Signature]
County Official

COUNTY OF HIDALGO

PLANNING DEPARTMENT

Permit No.: Permit 4-6329

Receipt No.: 024961

S1753-02-000-0021-00



Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
2818 S Business Hwy 281 Edinburg, Texas 78539	1900 Joe Stephens Ave. Ste. A Weslaco, Texas 78596	2401 N. Moorefield Rd. 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

Ruben
HERNANDEZ ARACELY (New owner)

6315 POINSETTA ST
EDINBURG, TX 78542
(956) 566-2554
(713) 584-3530

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 3236Sq.Ft.
- [5] Legal Description: SANTA CRUZ RANCHES #2 LOT 21
- [6] Location: brushline and 2812
- [7] Sewage: N/A
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$274900
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D
 Precinct: 4
 Certification of Elevation Required: No
 Setbacks: Front 60', Rear 15', Side NS6', Side SS10', Corner '
 Special Conditions: must comply with all setbacks and regulations
 required by the hcpd
 Description: Permit 4-6329
 Price: \$30.00
Total Amount.....\$30.00
 Method of Payment: Cash
 Check/M.O.#:
 Payment: \$40
 Change Due: \$10.00
 Application: melissa.lopez
 Inspector: danny.sanchez
 Receipt: melissa.lopez

Melissa Lopez 07/20/22
 Cashier 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.

Ruben Hernandez Aracely
 Signature of Owner or Applicant

7/20/22
 Date

GF# 212442571 Closer NR

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.

General Warranty Deed

Date: APRIL 21, 2022

Grantor: ARACELY HERNANDEZ

Grantor's Mailing Address: 6315 POINSETTA ST.
EDINBURG, TEXAS 78542
HIDALGO COUNTY

Grantee: RUBEN HERNANDEZ

Grantee's Mailing Address: 6315 POINSETTA ST.
EDINBURG, TEXAS 78542
HIDALGO COUNTY

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

Property (including any improvements):

Lot Twenty One (21), SANTA CRUZ RANCHES NO. 2, Hidalgo County, Texas, as per map or plat recorded in Volume 46, Pages 133-137, Map Records, Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from Conveyance: NONE

Exceptions to Conveyance and Warranty:

Validly existing easements, rights-of-way, and restrictive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2022, 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.

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

This instrument was prepared based on Information furnished by the parties, and no Independent title search has been made.

Grantor:


ARACELY HERNANDEZ

Agreed and Accepted by Grantee:


RUBEN HERNANDEZ

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

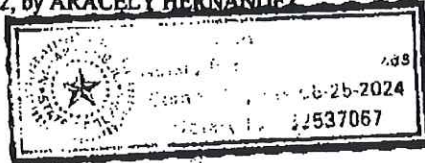
ACKNOWLEDGMENTS

STATE OF TEXAS

§
§
§

COUNTY OF HIDALGO

This instrument was acknowledged before me on the 3 day of May, 2022, by ARACELY HERNANDEZ



[Signature]
NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS

§
§
§

COUNTY OF HIDALGO

This instrument was acknowledged before me on the 27th day of April, 2022, by RUBEN HERNANDEZ



[Signature]
NOTARY PUBLIC, STATE OF TEXAS

PREPARED BY:
SLUSHER & ASSOCIATES, PLLC
4900 NORTH 10TH STREET, SUITE E-2
McALLEN, TEXAS 78504
NTP

AFTER RECORDING, RETURN TO:

RUBEN HERNANDEZ
6315 POINSETTA ST.
EDINBURG, TEXAS 78542



PLANNING DEPARTMENT

Rev. 6-14-22

County of Hidalgo

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

OSSF's
installed

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: NA

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:

Name: Jose Cortina

Address: P.O. Box 1319
Edcouch, TX. 78539

Phone: 342-8337

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

Water Supplier: NAWSC

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

Account/ESI No.: NA
 Temporary Pole Permanent Service

regarding the land described as:

Ranchito Cortina lot 1

on December 13, 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 11-15-22);

(verified by Flor Sejin);

(verified by [Signature]);

(verified by [Signature]);

(verified by Flor Sejin);

[Signature]
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

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

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

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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: _____

N/A

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: Jose Cortina

Address: P.O. Box 1319

Edcouch, Tx 78539

Phone: (956) 342-8339

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

Ranchito Cortina lot 1

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Jose Cortina
Requesting Party (Signature)

11/3/22
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) Copy of subd. plat

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

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

11/30/22
Date

Jim Sestak
County Official



PLANNING DEPARTMENT

Rev. 6-14-22

County of Hidalgo

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

Sewer

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: N/A

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:

Name: Cuatro Tierras, LP.

Address: 2211 Hancock
Austin, TX. 78756

Phone: (512) 400-3119

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

Water Supplier: N/A WSC

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

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

regarding the land described as: Cartera Hermosa Phase 2. lots. 1-139

on December 13, 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
YES
YES

A plat has been prepared;
A plat has been reviewed and approved by the Commissioners Court;
water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;

(Date approved 12/13/22);

(verified by Yur Sesin);

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;

(verified by [Signature]);

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;

(verified by [Signature]);

YES

electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(verified by Yur Sesin);

[Signature]
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

Main Office
1304 South 25th 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

Sever

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: *N/A*

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: Cuatro Tierras, L.P.

Address: 2211 Hancock

Austin, Texas 78756

Phone: (512) 600-3119

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

See Attached Warranty Deed CANTERA HERMOSA PH. 2 lots 1-139

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

John Mung
Requesting Party (Signature)

7-8-22
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) copy of subdiv. plat

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

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

11/15/22
Date

John Sesin
County Official

PLANNING DEPARTMENT County of Hidalgo



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

Sewer

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 14A

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	Authorized Signature
Inspection/Permit No:	_____	_____
Date Approved:	____/____/____	____/____/____

Name: Normalinda Aranza

Address: 4416 W. Inspiration Rd.
Wissam, TX. 78573

Phone: 438-5462

Water Supplier: SLWSC

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

Account/ESI No.: NA
 Temporary Pole Permanent Service

regarding the land described as: AMS Subdivision lots 1-2

on December 13, 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;

(Date approved 10/18/22);

yes

A plat has been reviewed and approved by the Commissioners Court; water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;

(verified by Fun Sesin);

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;

(verified by [Signature]);

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;

(verified by [Signature]);

yes

electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(verified by Fun Sesin);

[Signature]
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT County of Hidalgo

Rev. 06-03-15

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

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

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

Precinct 1 2(3)4

T.J. Arredondo, CFM
Director of Planning

Application No: NA

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: Norma Linda Garza

Address: 4416 N. Inspiration Road

Mission, Texas 78573

Phone: (956) 438-5462

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

A 4.93 acre tract of land being a portion of Lot 33-1, West Addition to Sharyland Subdivision, as recorded in Volume 1, Page 56, Map Records, Hidalgo County, Texas, also being all that certain tract described in Deed of Gift recorded in Document #1695207, Official Records, Hidalgo County, Texas, CHNS lots 1-2

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Norma Linda Garza 9/20/22
Requesting Party (Signature) Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

11/15/22
Date

Jun Sesin
County Official



PLANNING DEPARTMENT

Rev. 6-14-22

County of Hidalgo

Main Office
2818 S. Business Hwy
281
Edinburg, Texas 78539
956-318-2840
956-318-2844

Precinct No. 1 Substation
1900 Joe Stephens Ave.
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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

DSSF's approved

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: N/A

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:

Name: Plata Properties, Inc.

Address: P.O. BOX 2127
ELSG, TX. 78543

Phone: 931-6868

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

Water Supplier: NAWSC

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

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

regarding the land described as:

Rancho Nuevo Estates lots 1-99

on December 13, 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
YES
YES

A plat has been prepared;
A plat has been reviewed and approved by the Commissioners Court;
water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;

(Date approved 9/16/22);

(verified by Theresein);

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;

(verified by [Signature]);

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;

(verified by [Signature]);

YES

electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(verified by Theresein);

[Signature]
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

Main Office
1304 South 25th 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

058415.

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: NA

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: Plata Properties, Inc.

Address: P.O. Box 2127

Elsa, Texas 78543

Phone: (956) 731-6868

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

See attached warranty deed Rancho Nuevo Estates - lots 1-99

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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


Requesting Party (Signature)

8/5/22
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) Copy of subd. plat

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

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

10/28/22
Date

Jim Seix
County Official

11



PLANNING DEPARTMENT

County of Hidalgo

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
---	--	---

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 101X

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: Heriberto Garcia

Address: 2712 Roselawn dr
Weslaco TX 78596

Phone: 956-463-7474

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

San Pedro Estates lots 1-14

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)

10-27-22
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) copy of subd. plat

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

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

11/20/22
Date

[Signature]
County Official



PLANNING DEPARTMENT

Rev. 6-14-22

County of Hidalgo

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

OSSFs installed.

Precinct 1 2 3 4

T.J. Arredondo
Director of Planning

Application No: N/A

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: Los Vecindarios Renu, L.P.

Address: 11410 N. Fm 493
Donna, TX. 78537

Phone: (512) 600-3119

Water Supplier: N/A USE

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

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

regarding the land described as: La Manguesa Estates lots 1-29

on December 13, 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; 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 11-15-22);

(verified by Fluor Sebin);

(verified by [Signature]);

(verified by [Signature]);

(verified by Fluor Sebin);

[Signature]
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST: _____
Hidalgo County Clerk

Date



PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

Main Office
1304 South 25th 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: 101A

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: Los Vecindades RGV, L.P.

Address: 11410 NORTH F.M. 493

Donna, Texas 78537

Phone: (512) 600-3119

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

See Attached Warranty Deed La Marquesa ^{estates} lots 1-29

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)

11-3-22
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) copy of subd. plat

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

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

11/30/22
Date

[Signature]
County Official

