

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

	APPLICANT	APPLICATION NO.
1.	Jose Hernandez Martinez	4-8163
	COMM. COURT: MAY 28, 2024	



# PLANNING DEPARTMENT

Rev. 12-21-23

## County of Hidalgo

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

Precinct No. 1 Substation  
1900 Joe Stephens Ave.  
Ste. A  
Weslaco, TX 78596  
956-968-4734

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

Precinct 1 2 3 4

**Anthony Uresti**  
Director of Planning

Application No: 4-81103

### 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 Martinez

Address: 14415 Mile 20 N  
Edcouch, TX 78538

Phone: 956-451-0243

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u> / /</u>	<u>5 / 14 / 24</u>

Water Supplier: NAWSC

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

Account/ESI No.: 10032789466534485  
[ ] Temporary Pole [x] Permanent Service

regarding the land described as:

Lot 88 Evergreen Valley Estates Ph 111

on May 28, 2024, 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 3/16/24);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);
- yes 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 [Signature]);
- 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 [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



# PLANNING DEPARTMENT

## County of Hidalgo

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956-205-7045

Precinct 1 2 3 **4**

**Anthony Uresti**  
Director of Planning

Application No: 4-0163

### 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 Martinez  
Address: 14415 Mile 20 N  
Edcouch, TX 78538  
Phone: 956-451-0243

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

Lot 88 Evergreen Valley Estates Ph III

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

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

x Jose Martinez      5-8-24  
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 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:

5/22/24  
Date

[Signature]  
County Official



COUNTY OF HIDALGO  
PLANNING DEPARTMENT

Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
2818 S Business Hwy 281 Edinburg, Texas 78539 Ph: 956-318-2840 Fax: 956-318-2844	1900 Joe Stephens Ave. Ste. A Weslaco, Texas 78596 Ph: 956-968-4734 Fax: 956-973-7850	2401 N. Moorefield Rd. Mission, Texas 78572 Ph: 956-205-7045 Fax: 956-205-7049

Permit No.: Permit 4-8163  
Receipt No.: 033368  
E8250-03-000-0088-00

MARTINEZ JOSE HERNANDEZ  
8622 N DOOLITTLE RD  
EDINBURG, TX 78542  
(956) 225-6909  
(956) 451-0243

- [1] Contractor: M & I CONSTRUCTORS LLC
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 3175Sq.Ft.
- [5] Legal Description: EVERGREEN VALLEY ESTATES PH 3 LOT 88
- [6] Location: MILE 20N RD & SKINNER RD
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$249000
- [10] Flood Zone: Zone AE

Community Panel Number: 4803340350C  
Precinct: 4  
Certification of Elevation Required: Yes  
Setbacks: Front 70', Rear 35', Side 6', Side 6', Corner '  
Special Conditions: MUST COMPLY WITH ALL SETBACKS AND REGULATIONS REQUIRED BY THE HCPD  
Description: Permit 4-8163  
Price: \$30.00

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

Method of Payment: Cash  
Check/M.O.#:  
Payment: \$30.00  
Change Due: \$0.00  
Application: alex.antons  
Inspector: israel.lozoya  
Receipt: alex.antons

Cashier

Date

2/2/24

[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

2/2/24  
Date

# 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

STATE OF TEXAS

§  
§  
§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF HIDALGO

THAT, **JOSE LUIS GARCIA & MILAGROS MUNIZ** (hereinafter called Grantor, whether one or more), for and in consideration of the sum of **TEN AND NO/100 DOLLARS** and other good and valuable considerations to Grantor in hand paid by **JOSE MARTINEZ HERNANDEZ** (hereinafter called Grantee, whether one or more) Grantor by these presents does **GRANT, SELL and CONVEY OWNERSHIP** unto Grantee, whose mailing address is **8622 N. DOOLITTLE RD EDINBURG TX 78542 HIDALGO COUNTY** as hereinafter set forth, the following described real estate, together with all improvements thereon, situated in Hidalgo County, Texas, being more particularly described as follows, to-wit:

**LOTS (88), EVERGREEN VALLEY ESTATES, PHASE III, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN VOLUME 52, PAGES 135-144, MAP RECORDS, HIDALGO COUNTY TX**

**Account Number: E825003000008800 Appraisal District Number: 716408**

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto the said Grantee, Grantee's heirs, successors or assigns forever. And Grantor does hereby bind Grantor, Grantor's heirs, successors or assigns TO **WARRANT AND FOREVER DEFEND** all and singular the said premises unto the said Grantee herein, Grantee's heirs, successors or assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This conveyance is made subject to any and all restrictions, easements, setback lines, covenants, conditions and reservations of record affecting the property herein conveyed.

As a material part of the consideration for this deed, Grantor and grantee agree that grantee is taking the property "AS IS" with any and all latent and patent defects and that there is no warranty by Grantor that the property has a particular financial value or is fit for a particular purpose. Grantee acknowledges and stipulates that Grantee is not relying on any representation, statement or other assertion with respect to the property condition but is relying on Grantee's Exemption of the property.

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

*[Signature]*  
JOSE LUIS GARCIA

*[Signature]*  
MILAGROS MUNIZ

(ACKNOWLEDGMENT)

STATE OF TEXAS

§  
§  
§

COUNTY OF HIDALGO

*[Signature]*, 2020 By JOSE LUIS GARCIA & MILAGROS MUNIZ 3 day of



*[Signature]*  
NOTARY PUBLIC, STATE OF TEXAS

“This instrument was prepared solely from information and instruction provided by the client. No title Examination was prepared in connection with the preparation of this document, nor was any made. The preparer expresses no opinion as to title to this property or as to any property taxes due.”

AFTER RECORDING RETURN TO:  
JOSE MARTINEZ HERNANDEZ  
8622 N. DOOLITTLE RD  
EDINBURG TX 78542