





# 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: 4-8410

### 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: Victor D Rios-Olivares

Address: 4903 Gondola Ave  
Edinburg, TX 78542

Phone: (956) 378-2875

Approved by Environmental Health:	Temporary Service <u>INSTALLERS</u> Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:	<u>Rudy R</u>	
Date Approved:	<u>5/23/24</u>	<u>/ /</u>

Water Supplier: North Alamo

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

Account/ESI No.: 100 327 894 00967655  
[ ] Temporary Pole [  ] Permanent Service

regarding the land described as:

lot 68 Venetian Ranches

on June 11, 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

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

(Date approved 10/02/01);

(verified by Maria G...);

(verified by Rudy R);

(verified by Rudy R);

(verified by Rudy R);

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

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

\_\_\_\_\_  
Date

ATTEST:

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

\_\_\_\_\_  
Date



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Precinct 1 2 3 4

**Anthony Uresti**  
Director of Planning

Application No: 4-8410

### 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: Victor D Rios-Olivares  
Address: 4903 Gandola Ave  
Edinburg, TX 78542  
Phone: (956) 378-2875

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

lot 68 Venetian Ranches

#### 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)

5/16/24  
Date

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

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) pmt 4-8410

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

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

05/30/24  
Date

[Signature]  
County Official



GF # 150537

**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: January 25, 2017

Grantor(s): Esmeralda V. Garza, now known as Esmeralda Villarreal

Grantor(s) Mailing Address: 1319 W. Duranta  
Alamo, Texas 78516  
Hidalgo County

Grantee: Victor Daniel Rios-Olivares

Grantee(s) Mailing Address: 1011 S. 19<sup>th</sup> St.  
EDINBURG, TX. 78539  
Hidalgo County

Consideration:

For the consideration of Ten and No/100 Dollars (\$10.00) and other valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged,

Property (including any improvement, if any):

All of Lot 68, VENETIAN RANCHES, an Addition to the City of Edinburg, Hidalgo County, Texas, according to the map recorded in Volume 38, Pages 115 thru 118, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from and Exception to Conveyance and Warranty:

Restrictive covenants of record dated October 17, 2001, filed October 18, 2001 under Document Number 10180059; and amendment dated October 23, 2001, filed October 24, 2001 under Document Number 1019286; dated November 15, 2001, filed November 20, 2001 under Document Number 1027253 and dated January 16, 2002, filed January 25, 2002 under Document Number 1045615, all in the Official Records and Volume 38, Pages 115 thru 118,, Map Records of Hidalgo County, Texas, but omitting any covenant or restriction based on race, color, religion, sex, handicap familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.

- a. Statutory easements, rules, regulations and rights in favor of Hidalgo County Irrigation District No. 1.

- b. **Minimum floor elevations, setback lines, utility easements and restrictions as shown on the map of Venetian Ranches, recorded in Volume 38, Pages 115 thru 118, Map Records of Hidalgo County, Texas.**
- c. **Right of way easement in favor of Hidalgo County Irrigation District No. 1, as set forth in instrument recorded in Volume 1890, Page 62, Official Records, Hidalgo County, Texas.**
- d. **Contract, Easement, and Use Restriction in favor of Central Power and Light Company, dated March 27, 2002, recorded under Document Number 1117442, Official Records, Hidalgo County, Texas, to furnish, maintain and operate underground electric cables and other facilities as may appear upon the map attached thereto.**
- e. **Terms, stipulations and conditions in Certificate of Resolution of Hidalgo County Irrigation District No. One, dated September 20, 2001, filed July 29, 2002 under Document Number 1105777, Official Records of Hidalgo County, Texas.**
- f. **Mineral and/or royalty reservation contained in deed dated December 10, 1971, recorded in Volume 1306, Page 121, Deed Records of Hidalgo County, Texas.**
- g. **Mineral and/or royalty reservation contained in deed dated September 1, 1983, recorded in Volume 1920, Page 372, and dated May 1, 2001, filed May 22, 2001 under Document Number 972119, Official Records of Hidalgo County, Texas.**
- h. **Terms, stipulations and conditions contained in a Non-Drilling Agreement, dated May 1, 2001, filed May 22, 2001 under Document Number 972119, Official Records of Hidalgo County, Texas.**
- i. **Rights of parties in possession.**
- j. **Visible and apparent easements on or across the property herein described.**
- k. **Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.**
- l. **Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the title that would be disclosed by an accurate and complete land survey of the land.**

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successor, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrator, and successors to warranty and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators,

successor, and assign against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as the reservations from and exceptions to conveyance and warranty.

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

*Esmeralda V. Garza*

Esmeralda V. Garza, now known as  
Esmeralda Villarreal

(Acknowledgment)

STATE OF TEXAS       ()

COUNTY OF HIDALGO   ()

This instrument was acknowledged before me on the 25<sup>th</sup> day of January 2017 by

Esmeralda V. Garza, now known as Esmeralda Villarreal.



*[Signature]*  
NOTARY PUBLIC, STATE OF TEXAS

After Recording Return To:

Law Office of Francisco Martinez  
2700 E. Griffin Pkwy Ste. B  
Mission, Texas 78572

Prepared In The Law Office of:

Francisco Martinez  
2700 E. Griffin Pkwy Ste. B  
Mission, Texas 78572  
(956) 971-0972-Phone  
(956) 971-0110-Fax



# PLANNING DEPARTMENT

Rev. 12-21-23

## County of Hidalgo

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956-318-2840

Precinct No. 1 Substation  
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Weslaco, TX 78596  
956-968-4734

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

*Sewer*

Precinct 1 2 3 4

**Anthony Uresti**  
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
_____	_____	_____
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	_____ / _____ / _____	_____ / _____ / _____

Name: *Hector Lopez Jr.*

Address: *4021 E. Mile 17 N. Road*  
*Edinburg, TX 78542*

Water Supplier: *City of Edinburg*

Utility Provider:  M.V.E.C.      AEP

Phone: *239-1196*

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

regarding the land described as: *Hardy Estates Subdivision lots 1, 2.*

on *June 11,* 20*24*, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

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

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

(Date approved *4-30-24*);

(verified by *Flawless*);

(verified by *[Signature]*);

(verified by *[Signature]*);

(verified by *[Signature]*);

*[Signature]*  
Planning Department Authorized Signature

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

\_\_\_\_\_  
Date

ATTEST: \_\_\_\_\_  
Hidalgo County Clerk

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 7-24-23

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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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

**Anthony Uresti**  
Director of Planning

Application No: DA

### 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:** Hector Lopez, Jr.

**Address:** 4021 E. Mile 17 North Road

Edinburg, TX 78542

**Phone:** (956) 239-1196

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

A 2.86 acre tract of land being all of Lot 1, Lopez Estates Subdivision, as recorded in Volume 27, Page 14, Map Records, Hidalgo County, Texas, also being a portion of that certain tract described in Warranty Deed with Vendor's Lien recorded in Volume 2313, Page 610, Deed Records, Hidalgo County, Texas HANDYESTATES 10751 # 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

Hector Lopez  
Requesting Party (Signature)

3-22-24  
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:**

10/4/2024  
Date

Alan Stein  
County Official

