



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: 4-8781

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: Raul Gonzalez

Address: 14513 E Mile 20 Rd.
Edcouch TX 78538

Phone: 817 323 0841

| | | |
|--------------------------------------|---|---|
| Approved by Environmental Health: | Temporary Service Authorized Signature | Final Service Authorized Signature |
| Inspection/Permit No: | | <u>North-Alamo</u> |
| Date Approved: | <u>1 / 1</u> | <u>Existing Septics</u> <u>8/26/2024</u> |

Water Supplier: North Alamo Water

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

Account/ESI No.: NA 100327 89460640941
 Temporary Pole Permanent Service

regarding the land described as:

Lot 84 Phase 3 Evergreen Valley Estates

on _____, 20____, 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

- ye A plat has been prepared;
- ye A plat has been reviewed and approved by the Commissioners Court;
- ye 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;
- ye electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(Date approved 3/16/07);

(verified by Clerk);

(verified by M Ramirez);

(verified by M Ramirez);

(verified by Clerk);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



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: 4-8781

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: Raul Gonzalez

Address: 14513 E Mile 20 Rd.
Edcouch TX 78538

Phone: 817 323 0841

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

Lot 84 Phase 3 Evergreen Valley Estates

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Raul Gonzalez
Requesting Party (Signature)

9-13-24
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:

9/20/24
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 4-8781
Receipt No.: 036545
E8250-03-000-0084-00

- GONZALEZ RAUL
- 8717 JEANES LN
- ALVARADO, TX 76009
- (817) 323-0841
- (817) 323-0841
- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2214Sq.Ft.
- [5] Legal Description: EVERGREEN VALLEY ESTATES PH 3 LOT
84
- [6] Location: skinner and mile 20
- [7] Sewage: N/A
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$90000
- [10] Flood Zone: Zone AE

Community Panel Number: 4803340325D
 Precinct: 4
 Certification of Elevation Required: Yes
 Setbacks: Front 60', Rear 35', Side 6', Side 6', Corner '
 Special Conditions: must comply with all setbacks and regulations required by the hcpd
 Description: Permit 4-8781
 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


Cashier

8/26/24
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

8-26-24
Date

SIERRA TITLE,
 STG/ER GF# 32008029
 General 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: March 15, 2024

Grantor: ALEJANDRO CASTRO, a single man

Grantor's Mailing Address: 18209 S. FM 493
 Edinburg, Texas 78541
 Hidalgo County

Grantee: RAUL GONZALEZ, a single man, as his sole and separate property and estate

Grantee's Mailing Address: 8717 Jeanes Ln.
 Alvarado, Texas 76009
 Johnson County

Consideration: TEN AND NO/100THS DOLLARS (\$10.00) Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged

Property (including any improvements):

Lot 84, EVERGREEN VALLEY ESTATES PHASE III, Hidalgo County, Texas, according to the Plat or Map thereof recorded in Volume 52, Pages 135 through 144, Map Records of Hidalgo County, Texas.

Reservations from Conveyance:

Subject To:

None

Exceptions to Conveyance and Warranty:

Subject To:

Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas, on March 8, 2007, under Clerk's File No. 1731025, and Restrictions as shown on the Map recorded in Volume 52, Pages 135 through 144, Map Records of Hidalgo County, Texas.

Easement for canal, laterals, and drainage ditches reserved in Deed granted to Owen H. Hanson, by S. L. Gill, dated February 1, 1928, filed for record in the Office of the County Clerk of Hidalgo County, Texas, in Volume 275, Page 504, Deed Records Hidalgo County, Texas.

Right-of-Way Easement granted to Willacy County Water Control and Improvement District No. 1, by instrument dated June 14, 1938, recorded in Volume 449, Page 318, Deed Records of Hidalgo County, Texas, and as shown on the Map or Plat thereof, filed for record in Volume 52, Pages 135 through 144, Map Records of Hidalgo County, Texas.

Agreement dated June 30, 1946, recorded in Volume 616, Page 1, Deed Records of Hidalgo County, Texas.

Water Right Transfer Agreement dated May 30, 1962, recorded in Volume 1064, Page 435, Deed Records of Hidalgo County, Texas.

Right-of-Way Easements granted to Willacy County Water District No. 1, by instruments recorded in Volume 443, Page 438, Volume 443, Page 440, and Volume 455, Page 585, Deed Records of Hidalgo County, Texas.

Right-of-Way Easement granted to North Alamo Water Supply Corp., as shown on the Map or Plat thereof, filed for record in Volume 52, Pages 135 through 144, Map Records of Hidalgo County, Texas.

Easement and Right of Way granted to AEP Texas Central Company, a Texas corporation, by Juan Gabriel Garza, dated June 10, 2015, filed for record on July 7, 2015 in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 2626081.

Easement and Right of Way granted to AEP Texas, Inc., by Cesar Javier Garza, Jr. and Raquel Ramirez de Garza, dated September 13, 2018, filed for record on November 13, 2018 in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 2965092.

Twenty foot (20') drainage swale easement along the South line of the subject land according to the Map or Plat thereof, filed for record in Volume 52, Pages 135 through 144, Map Records Hidalgo County, Texas.

Electrical and utility easement along the South fifteen feet (15') of the North fifty-nine and seventy-eight hundredths feet (59.78') of the subject land according to the Map or Plat thereof, filed for record in Volume 52, Pages 135 through 144, Map Records Hidalgo County, Texas.

Exclusive easement to North Alamo Water Supply Corporation along the South fifteen feet (15') of the North forty-four and seventy-eight hundredths feet (44.78') of the subject land according to the Map or Plat thereof, filed for record in Volume 52, Pages 135 through 144, Map Records Hidalgo County, Texas.

Twenty-nine and seventy-eight hundredths foot (29.78') irrigation easement along the North line of the subject land according to the Map or Plat thereof, filed for record in Volume 52, Pages 135 through 144, Map Records Hidalgo County, Texas.

Easements and Conditions as shown on the Map or Plat thereof, filed for record in Volume 52, Pages 135 through 144, Map Records of Hidalgo County, Texas.

Easements, rights, rules and regulations in favor of Delta Lake Irrigation District.

Easements or claims of easements which are not a part of the public record.

Oil, Gas and Mineral Lease dated September 10, 1934, recorded in Volume 3, Page 293, Oil and Gas Records of Hidalgo County, Texas, and amended in instrument dated April 19, 1935, recorded in Volume 9, Page 81, Oil and Gas Records of Hidalgo County, Texas.

Oil, Gas and Mineral Lease dated November 7, 1935, recorded In Volume 12, Page 458, Oil and Gas Records of Hidalgo County, Texas, and amended in instrument dated October 14, 1936, recorded in Volume 17, Page 321, Oil and Gas Records of Hidalgo County, Texas.

Oil, Gas and Mineral Lease(s) dated July 23, 1935, recorded In Volume 19, Page 227, Oil and Gas Records of Hidalgo County, Texas.

Oil and Gas Leases recorded in Volume 49, Page 87, Volume 65, Page 29, Volume 33, Page 570, Volume 63, Page 229, Oil and Gas Lease Records of Hidalgo County, Texas.

Memorandum of Oil and Gas Lease Option Agreement dated August 9, 1993, recorded under Clerk's File No. 344186, Official Records of Hidalgo County, Texas.

Oil, Gas and Mineral Lease dated August 22, 1994, recorded under Clerk's File No. 420798; corrected by instrument dated December 5, 1996, recorded under Clerk's File No. 566816, Official Records of Hidalgo County, Texas.

Oil, Gas and Mineral Leases dated August 22, 1994, recorded under Clerk's File Nos. 420799 and 420800, Official Records of Hidalgo County, Texas.

Oil, Gas and Mineral Lease dated August 9, 1993, recorded under Clerk's File No. 443612, extended in instruments dated May 15, 1996, recorded under Clerk's File Nos. 530034 and 530035, amended in instruments dated July 31, 1996, recorded under Clerk's File No. 547162, and dated November 15, 1996, recorded under Clerk's File No. 565964, unitized in instrument dated June 1, 1997, recorded under Clerk's File No. 508331, and partially released in instruments dated March 12, 1995, recorded under Clerk's File No. 682035, and dated December 8, 1998, recorded under Clerk's File No. 740964, Official Records of Hidalgo County, Texas.

Oil, Gas and Mineral Leases dated April 8, 1998, recorded under Clerk's File No. 672377, dated September 23, 1998, recorded under Clerk's File No. 729079, and unitized in instrument dated February 1, 1999, recorded under Clerk's File No. 751765, Official Records of Hidalgo County, Texas.

Oil, Gas and Mineral Leases dated November 15, 2000, recorded under Clerk's File No. 925396, dated August 12, 2002, recorded under Clerk's File No. 1113832, dated December 5, 2002, recorded under Clerk's File No. 1146920, dated December 6, 2002, recorded under Clerk's File No. 1148173, and dated July 8, 2004, recorded under Clerk's File No. 1409148, Official Records of Hidalgo County, Texas.

Memorandum of Oil and Gas Leases dated March 13, 2006, recorded under Clerk's File No. 1614578, and dated April 1, 2006, recorded under Clerk's File Nos. 1639728, 1539729 and 1639730, Official Records of Hidalgo County, Texas.

Reservation of all oil, gas, and other minerals, together with all rights relative thereto, express or implied, reserved to grantor in that certain deed from Evergreen Valley, Inc., a Texas Corporation to Alejandro Castro, dated February 25, 2014, filed for record on March 6, 2014, in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 2491766.

All Water Rights and rights to water (whether riparian, appropriative or otherwise) presently appended or annexed to said property, reserved in Deed from Evergreen Valley, Inc., a Texas Corporation to Alejandro Castro, dated February 25, 2014, filed for record on March 6, 2014, in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 2491766.

No structure shall be permitted over any easement, as shown on the Map or Plat thereof, filed for record in Volume 52, Pages 135 through 144, Map Records of Hidalgo County, Texas.

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.

All ad valorem taxes for the year 2024 and all 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.

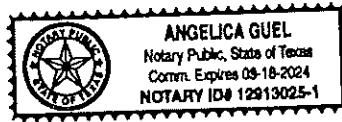
Alejandro Castro
ALEJANDRO CASTRO

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 18th day of March, 2024, by
ALEJANDRO CASTRO.

(SEAL)



Angelica Guel
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Raul Gonzalez
8717 Jeanes Ln.
Alvarado, Texas 76009

PREPARED IN THE LAW OFFICE OF:
JOHN ROBERT KING
3409 N. 10th, Suite 100
McAllen, Texas 78501
File No.: GF#3200829;MC/ct