



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: 4-1810

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: ARNULFO RIOS

Address: 108 MARIA LANE
SAN JUAN TEX 78589

Phone: (956) 560-4861

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 1</u>	<u>10/28/24</u>

Water Supplier: NORTH ALAMO WATER

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

Account/ESI No.: 140106001
 Temporary Pole Permanent Service

regarding the land described as:

ANTELOPE ACRES LOT # 5

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

- yes A plat has been prepared; (Date approved 10/14/24);
- 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 MR Ramirez);
- 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 MR Ramirez);
- 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



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Anthony Uresti
Director of Planning

Application No: 4-1816

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: ARNULFO RIOS / MARIA O RIOS

Address: 7120 . FM . 2812

Phone: (956) 560-4861

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

ANTELOPE ACRES. LOT # 5

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Arnulfo Rios
Requesting Party (Signature)

10/28/2024
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:

11/6/24
Date

[Signature]
County Official



Chapter 232, Texas Local Government Code

4/26/2019 9:49:57 AM

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 4-1816
Receipt No.: 007249
A5420-00-000-0005-00

RIOS ARNULFO & MARIA ORALIA
108 MARIA LN
SAN JUAN, TX 78589
(956) 560-4861
(956) 460-4861

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 960Sq.Ft.
- [5] Legal Description: ANTELOPE ACRES LOT 5
- [6] Location: FM 2812 & BRUSHLINE
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$8000
- [10] Flood Zone: Zone X


Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 50', Rear 45', Side 10', Side 10', Corner '
Special Conditions: **MUST COMPLY WITH**
Description: Permit 4-1816
Price: \$30.00
Total Amount.....\$30.00
Method of Payment: Cash
Check/M.O.#:
Payment: \$40
Change Due: \$10.00
Application: maria.cerda
Inspector: aaron.hernandez
Receipt: maria.cerda


Cashier
04-26-19
Date

Prop. 10# 566406

(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

4/26/2019
Date

WARRANTY DEED

THE STATE OF TEXAS,
COUNTY OF HIDALGO,

KNOW ALL MEN BY THESE PRESENTS, That We, Noel Cantu and Florinda H. Cantu, of 612 Cedarwood Drive, Rio Grande City, the County of Starr and State of Texas, for and in consideration of the sum of Two Thousand Five Hundred Dollars (\$2,500), to me in hand paid by Arnulfo Rios and Maria O. Rios, the receipt of which is hereby acknowledged and confessed, have granted, sold, and conveyed, and by these presents do grant, sell, and convey unto the said Arnulfo Rios and Maria O. Rios of 108 Maria Lane, San Juan, County of Hidalgo and State of Texas, all that certain lot, tract or parcel of land situated in the County of Hidalgo, State of Texas, being more fully described as follows, to-wit:

Lot #6, A Subdivision in Lot 3 & 4, Block #27, Santa Cruz #2.

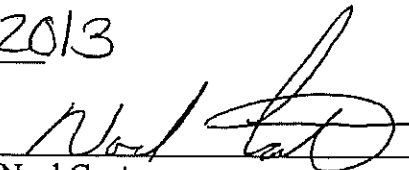
SAVE AND EXCEPT any and all oil, gas and other minerals that may be found in, on and under said land and premises.

SUBJECT to easements of record and all visible easements.


SUBJECT to Hidalgo Planning and Zoning Restrictions.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Arnulfo Rios and Maria O. Rios, their heirs and assigns forever; and We do hereby bind ourselves, our heirs, executors, and administrators to Warrant and Forever Defend, all singular aforementioned premises, unto the said Arnulfo Rios and Maria O. Rios, their heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

Witness my hand this the 22nd day of May 2013



Noel Cantu



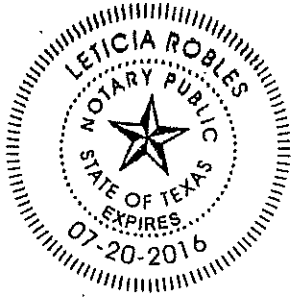
Florinda H. Cantu

COPY

Acknowledgement

THE STATE OF TEXAS,
COUNTY OF Starr,

This instrument was acknowledged before me on the 22nd day of May,
2013, by Noel Cantu.



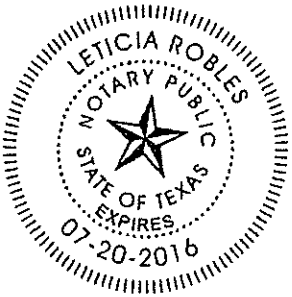
A handwritten signature in cursive script, appearing to read "Leticia Robles".

Notary Public, State of Texas.
My Commission Expires 07/20/2016
Notary Print Name: Leticia Robles

Acknowledgement

THE STATE OF TEXAS,
COUNTY OF Starr,

This instrument was acknowledged before me on the 22nd day of May,
2013 by Florinda H. Cantu.



A handwritten signature in cursive script, appearing to read "Leticia Robles".

Notary Public, State of Texas.
My Commission Expires 07/20/2016
Notary Print Name: Leticia Robles

ANTELOPE ACRES SUBDIVISION

BEING A RESUBDIVISION OUT OF LOTS 3 AND 4, BLOCK 10, SANTA CRUZ GARDENS UNIT #2, HIDALGO COUNTY, TEXAS.

APPROVED FOR RECORDING BY
 COMMISSIONERS COURT
 THIS 10th Day of February 1996
 JOSE ELOY FULIDO, County Clerk
 Hidalgo County, Texas
[Signature]

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAN AND DESIGNATED HEREIN AS ANTELOPE ACRES TO THE COUNTY OF HIDALGO, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINAGE EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

STATE OF TEXAS
 COUNTY OF HIDALGO

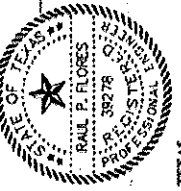


GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 12th Day of February 1996
[Signature]
 NOTARY PUBLIC STATE OF TEXAS

THIS PLAN IS HEREBY APPROVED BY THE SANTA CRUZ REGULATION DISTRICT NO. 18 SUBJECT TO THE CONDITION THAT IF REGULATION FROM SAID DISTRICT IS REQUIRED TO THE INDIVIDUAL LOTS IN SAID SUBDIVISION, PROVISIONS SHALL BE MADE FOR APPROPRIATE EASEMENTS FOR THE INSTALLATION OF NECESSARY IRRIGATION FACILITIES TO SUCH LOTS FROM THE CLOSEST WATER DISTRICT DELIVERY POINT AND IT SHALL BE THE DUTY OF THE LANDOWNER TO OBTAIN THE NECESSARY PERMITS FROM THE WATER DISTRICT TO WHICH SAID LOTS ARE TO BE IRRIGATED. THE LANDOWNER SHALL BE RESPONSIBLE FOR THE COST OF SUCH PERMITS AND SHALL BE RESPONSIBLE FOR THE COST OF ANY NECESSARY IRRIGATION FACILITIES. THERE WILL BE NO MUDFLOW ALLOWANCES ON THIS SUBDIVISION. THE LANDOWNER WILL BE RESPONSIBLE FOR THE COST OF ANY NECESSARY IRRIGATION FACILITIES ON BOTH SIDES OF REGULATION DAM OR CANAL.

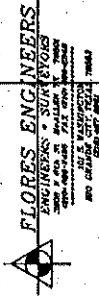
DATED THIS 12th Day of February 1996
[Signature]
 SECRETARY

I, THE UNDERSIGNED RAUL P. FLORES, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT I HAVE EXAMINED THE RECORDS AND DRAWINGS SHOWN ON THIS PLAN AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE WITH THE COUNTY OF HIDALGO SUBDIVISION ORDINANCES.



Filed for Record in
 Hidalgo County, Texas
 by Jose Eloy Fulido
 County Clerk
 This Oct 15, 1996 at 08:07A
 My Comm. Seal
 Receipt Number - 57,254
 Bea Cruz

[Signature]
 REGISTERED PROFESSIONAL LAND SURVEYOR
 WILLIAM A. MANDON, P.E. 408



LOTS & BOUNDS DESCRIPTION - ANTELOPE ACRES SUBDIVISION

2.23 Acre tract of land out of lots 3 & 4, Block 10, Santa Cruz Gardens Unit #2, being a resubdivision of the Santa Cruz Gardens Subdivision Unit #2, being a resubdivision of the Santa Cruz Gardens Unit #2, being a resubdivision of the Santa Cruz Gardens Unit #2, more particularly described by maps & bounds as follows:

BEING 0.4 acre in the West Lot Line of Lot 1, said point of beginning also bearing N 08° 23' 00" E and a total distance of 208.87 feet from the Southwest Corner of the Santa Cruz Gardens Unit #2, to the Southwest Corner of the herein described tract.

THENCE N 08° 23' 00" E a distance of 483.34 feet to a 1/2" iron rod set in the West Line of Lot 3 and at the beginning of a curve to the right for the Northwest Corner of the tract.

THENCE along said curve having a radius of 1760.12 feet on a bearing of 108° 54' 00" E a distance of 27.45 feet to a 1/2" iron rod set for an exterior corner of this tract.

THENCE S 84° 54' 00" E a distance of 77.45 feet to a 1/2" iron rod set for an exterior corner of this tract.

THENCE S 87° 00' E a distance of 30 feet to a 1/2" iron rod set for the Northwest Corner of this tract.

THENCE S 08° 43' 18" N a distance of 195.08 feet to a 1/2" iron rod set for the Southwest Corner of this tract.

THENCE N 87° 00' E a distance of 146.55 feet to a point for an interior point of this curve.

THENCE S 08° 23' 00" E a distance of 70.25 feet to a point for the Southwest Corner of this tract.

THENCE N 87° 00' E a distance of 478.25 feet to the place of beginning, said tract containing 2.23 acres more or less.

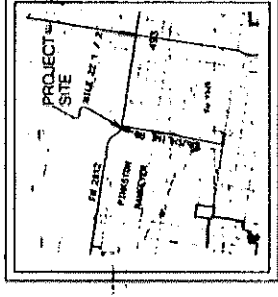
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NOTES

1. SETBACK LINES: FRONT - 20' SIDE - 10'
2. FINISHED FLOOR ELEVATION IS TO BE 18' ABOVE NATURAL GRADE
3. ONE 3" HOLE - FAMILY DRILLING FOR LOT
4. FLOOR SHALL BE FINISHED WITHIN 6.000' FROM THE AREA OF NATURAL FLOODING AND SHALL BE FINISHED WITHIN 12' FROM THE AREA OF NATURAL FLOODING
5. CURBSET PAVES SHALL BE PROVIDED FOR EACH DRIVEWAY
6. NO SIGNALL WATER WELLS WITHIN 150 FEET OF THIS PLAT
7. NO SIGNALL REQUIRED ON POLE PLAT
8. TOP OF ALL CHIMNEY ROOFS TO BE ABOVE THE 10'
9. TOP OF ALL CHIMNEY ROOFS TO BE ABOVE THE 10'
10. ALL SETBACKS TO BE MAINTAINED AT ALL TIMES

LOT	ACREAGE	SQUARE-FOOTAGE
1	0.62 (NET)	26,815
2	0.653	27,580
3	0.774	33,729
4	0.770	33,554
5	0.770	33,559
6	0.771	33,567
7	0.771	33,572

LINE	LOT	CLIP DATA	BEARING
1	1	10.00	3 23' 31" 00"
2	2	10.00	3 23' 31" 00"



APPROVED FOR RECORDING
 HIDALGO CO. PLANNING DEPT.
 BY: *[Signature]*
 DATE: 10-14-96

