



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: 1-9891

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: Silvia Medina

Address: Flores del Sol
Lote 15

Phone: 956-313-8862

Water Supplier: _____

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

Account/ESI No.: 1000121252
 Temporary Pole Permanent Service

regarding the land described as: Flores De Sol Lot 15

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 11-13-1995);

yes A plat has been reviewed and approved by the Commissioners Court; (verified by H. Segura);
no 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; (verified by AJ);

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 AJ);

yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by H Segura);

[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: 1-9891

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: Silvia Medina

Address: Flores del Sol

Lot 15

Phone: 956-313-8862

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

Flores del Sol Lot 15

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Silvia Medina
Requesting Party (Signature)

10-28-24
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) permit

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

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

11/4/24
Date

Heath Segon
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 1-9891
Receipt No.: 037459
F4610-00-000-0015-00

- DE LA FUENTE MALDONADO SERGIO & TORRES M. SILVIA
3705 FLORES DEL SOL AVE
ALAMO , TX 78516
(956) 502-1615
(956) 502-1615
- [1] Contractor: SELF
 - [2] Water System: North Alamo WSC
 - [3] Class of Work: 25 Residential, new, Single Family Dwelling
 - [4] Size of Structure: 336Sq.Ft.
 - [5] Legal Description: FLORES DE SOL LOT 15
 - [6] Location: fm 495 & valverde
 - [7] Sewage: North Alamo WSC
 - [8] Construction Type: Wood
 - [9] Est. Cost of Construction: \$12000
 - [10] Flood Zone: Zone C

Community Panel Number: 4803340425C
Precinct: 1
Certification of Elevation Required: No
Setbacks: Front 30', Rear 30', Side 6', Side S10', Corner '
Special Conditions: must comply with all county setbacks & regulations; south side setback 10 feet
Description: Permit 1-9891
Price: \$30.00
Total Amount.....\$30.00
Method of Payment: Cash
Check/M.O.#:
Payment: \$30.00
Change Due: \$0.00
Application: sonia.diaz
Inspector: leo.najera
Receipt: sonia.diaz

Cashier *Sonia Diaz*

Date *10/25/24*

[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.

Sergio Maldonado

Signature of Owner or Applicant

10-25-24

Date

SIERRA TITLE
5779 MC 3198385**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: May 31, 2023

Grantor: **MARIA ELENA GONZALEZ**, joined herein pro forma by her husband,
JUAN C. LOPEZ

Grantor's Mailing Address: 3611 S. Wilson St.
Amarillo, Texas 79118
Randall County

Grantee: **SERGIO DE LA FUENTE MALDONADO** and wife, **SILVIA MEDINA TORRES**

Grantee's Mailing Address: 1109 Nueces St.
Alamo, Texas 78516
Hidalgo 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 15, FLORES DE SOL SUBDIVISION, an Addition to the City of Donna, Hidalgo County, Texas, according to the Plat or Map thereof recorded in Volume 30, Page 150, Map Records of Hidalgo County, Texas.

Reservations from Conveyance:
Subject To:

None

Exceptions to Conveyance and Warranty:
Subject To:

Restrictions as shown in instrument filed for record on February 29, 1996, in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 507101, and Restrictions as shown on the map recorded in Volume 30, Page 150, Map Records of Hidalgo County, Texas.

Ten foot (10') Utility Easement along the West line of the subject land, according to the Map or Plat thereof, filed for record in Volume 30, Page 150, Map Records of Hidalgo County, Texas.

Swale Easement along the East twenty feet (20') of the West thirty feet (30') of the subject land, according to the Map or Plat thereof, filed for record in Volume 30, Page 150, Map Records of Hidalgo County, Texas.

Ten foot (10.0') utility easement along the South line of the subject land according to the Map or Plat thereof, filed for record in Volume 30, Page 150, Map Records Hidalgo County, Texas.

Easements and Conditions as shown on the Map or Plat thereof, filed for record in Volume 30, Page 150, Map Records of Hidalgo County, Texas.

Easements, rights, rules and regulations in favor of Donna Irrigation District of Hidalgo County No. 1.

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

No building permitted over any easement or lot line, according to the Map or Plat thereof, filed for record in Volume 30, Page 150, Map Records of Hidalgo County, Texas.

Thirty foot (30') Minimum Building Setback Line for the front of the subject land, according to the Map or Plat thereof, filed for record in Volume 30, Page 150, Map Records of Hidalgo County, Texas.

Twenty foot (20') Minimum Building Setback Line for the rear of the subject land, according to the Map or Plat thereof, filed for record in Volume 30, Page 150, Map Records of Hidalgo County, Texas.

Six foot (6') Minimum Building Setback Lines for the sides of the subject land, according to the Map or Plat thereof, filed for record in Volume 30, Page 150, Map Records of Hidalgo County, Texas.

Mineral interest, together with all rights relative thereto, express or implied, reserved to grantor in Deed from Fred S. Champion and wife, Hazel Champion, to Fred L. Moore, dated February 4, 1946, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 571, Page 440, Deed Records of Hidalgo County, Texas.

Mineral interest, together with all rights relative thereto, express or implied, as described in Deed executed by Fred L. Moore to Clara Borchardt, dated December 31, 1947, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 81, Page 397, Oil and Gas Records of Hidalgo County, Texas.

Mineral interest, together with all rights relative thereto, express or implied, reserved to grantor in Deed from Carl Cole and wife, Olive Cole, to R. A. Cox, dated September 17, 1949, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 670, Page 330, Deed 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 Deed from Toni Ann Cox, a/k/a Toni Ann Cox Stonehill, to Jim Merryman, d/b/a Circus Enterprises, dated March 10, 1995, filed for record on April 6, 1995, in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 445554.

Non-Drilling Stipulations contained in Deed from Toni Ann Cox, a/k/a Toni Ann Cox Stonehill, to Jim Merryman, d/b/a Circus Enterprises, dated March 10, 1995, filed for record on April 6, 1995, in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 445554.

Waiver of Surface Rights contained in Deed from Toni Ann Cox, a/k/a Toni Ann Cox Stonehill, to Jim Merryman, d/b/a Circus Enterprises, dated March 10, 1995, filed for record on April 6, 1995 in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 445554.

Any unrecorded leases or rental agreements, written or oral, together with the rights of any tenant thereunder or tenant at will.

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 2023 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.

Maria Elena Gonzalez
MARIA ELENA GONZALEZ

Juan C. Lopez
JUAN C. LOPEZ

(Acknowledgment)

STATE OF TEXAS
COUNTY OF RANDALL

This instrument was acknowledged before me on the 5th day of June, 2023, by MARIA ELENA GONZALEZ.

(SEAL)



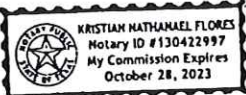
Kristian Flores
Notary Public, State of Texas

(Acknowledgment)

STATE OF TEXAS
COUNTY OF RANDALL

This instrument was acknowledged before me on the 5th day of June, 2023, by JUAN C. LOPEZ.

(SEAL)



Kristian Flores
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Sergio De La Fuente Maldonado and Silvia Medina Torres
1109 Nueces St.
Alamo, Texas 78516

PREPARED IN THE LAW OFFICE OF:
JOHN ROBERT KING
3409 N. 10th, Suite 100
McAllen, Texas 78501
File No.: GF#3198385;JS/ct