



# 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: 4-9221

### 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: Alma Castañeda  
Address: 9711 N. Seminary Rd.  
Edinburg, TX 78541  
Phone: 956-341-9244

Approved by Environmental Health:	Temporary Service	Final Service
Authorized Signature	Authorized Signature	Authorized Signature
Inspection/Permit No:		
Date Approved:	<u>1 / 1</u>	<u>01/03/2025</u>

Water Supplier: City of Edinburg

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

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

regarding the land described as:

460 RANCH LOT 1

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 10/29/24);
- 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

1945

10

11



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**Anthony Uresti**  
Director of Planning

Application No: 4-9221

### 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: Alma Castañeda

Address: 9711 N. Seminary Rd.  
Edinburg, Tx. 78541

Phone: 956-341-9244

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

Lot 1, 400c Ranch 5/D

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

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

Alma Castañeda  
Requesting Party (Signature)

1-3-25  
Date

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

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

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

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

1/3/25  
Date

[Signature]  
County Official



COUNTY OF HIDALGO
PLANNING DEPARTMENT

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2818 S Business Hwy 281 1900 Joe Stephens Ave. Ste. A 2401 N. Moorefield Rd.
Edinburg, Texas 78539 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 4-9221
Receipt No.: 038425
F6080-00-000-0001-00

CASTANEDA ALMA D
9711 N SEMINARY RD
EDINBURG , TX 78541
(956) 341-9244
(956) 341-9244

- [1] Contractor: SELF
[2] Water System: City of Edinburg
[3] Class of Work: 25 Residential, new, Single Family Dwelling
[4] Size of Structure: 2453Sq.Ft.
[5] Legal Description: 4GC RANCH LOT 1
[6] Location: seminary and 2812
[7] Sewage: N/A
[8] Construction Type: Brick
[9] Est. Cost of Construction: \$90000
[10] Flood Zone: Zone X

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 40', Rear 15', Side 15', Side 15', Corner '
Special Conditions: must comply with all setbacks and regulations
required by the hcpd
Description: Permit 4-9221
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$40.00
Change Due: \$10.00
Application: alex.antons
Inspector: danny.sanchez
Receipt: alex.antons

Cashier (Signature)

1/3/25
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 (Signature)

1-3-25
Date

**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.**

**General Warranty Deed**

**Date:** September 1, 2022

**Grantor:** Romulo Rodriguez Perez, joined proforma with his wife, Araceli Rodriguez

**Grantor's Mailing Address:**

Romulo Rodriguez Perez  
1609 Calichera Rd.  
Edinburg, TX 78541

**Grantee:** Alma D. Castaneda, a married woman, as her separate property

**Grantee's Mailing Address:**

Alma D. Castaneda  
9711 Seminary Rd.  
Edinburg, TX 78541

**Consideration:**

Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, paid out of Grantee's separate funds.

**Property (including any improvements):**

A 1.682-Acre Tract of land out being out of the Westside of the West 5.00 acres out of East 15.0 acres of the West 37.5 acres of the Brazil Tract, as per map or plat thereof recorded in Volume 10, Page 34, Hidalgo County Map Records, County Clerk's Office of Hidalgo County, Texas, and further described in Warranty Deed via the Document No. 2008-1895062 recorded in the Official Records of Hidalgo County, Texas, reference to which is here made for all purpose, located on the North side of Calichera Road just West of Seminary Road intersection, is described by metes and bounds as follows:

The **POINT OF COMMENCEMENT (P.O.C.)** being at a half-inch iron rod found on the apparent existing North right-of-way line of said Calichera Road for the apparent Southeast corner of said West 5.0 acres; Thence, N 81° 29' 00" W, along an existing chainlink fence and with said Calichera Road existing North right-of-way line and the

apparent South lot line of said West 5.0 acres, a distance of 297.61 feet to a half-inch iron rod set with plastic cap stamped 2791 for the apparent Southeast corner of said 1.682-Acre Tract, and also being the **POINT OF BEGINNING (P.O.B.)** of said 1.682-Acre Tract of land herein described;

**THENCE**, N 81°29'00" W, along an existing chainlink fence and with said existing North right-of-way line of Calichera Road, and the apparent South lot line of said West 5.0 acres and of said 1.682-Acre Tract, a distance of 100.00 feet to a half-inch iron rod found at an existing chainlink fence corner for the apparent Southwest corner of said West 5.0 acres and of said 1.682-Acre Tract of land herein described;

**THENCE**, N 08°57'15" E, along an existing chainlink fence and with the apparent West lot line of said West 5.0 acres and of said 1.682-Acre Tract, a distance of 732.75 feet to a half-inch iron rod found for the apparent Northwest corner of said West 5.0 acres and of said 1.682-Acre Tract of land herein described;

**THENCE**, S 80°41'52" E, with the apparent North lot line of said West 5.0 acres and of said 1.682-Acre Tract, a distance of 100.00 feet to a half-inch iron rod set with plastic cap stamped 2791 for the apparent Northeast corner of said 1.682-Acre Tract of land herein described;

**THENCE**, S 08°57'15" W, with the apparent East lot line of said 1.682-Acre Tract, a distance of 732.15 feet to the said half-inch iron rod set with plastic cap stamped 2791 for the Southeast corner of said 1.682-Acre Tract of land herein described, and also being the **POINT OF BEGINNING (P.O.B.)**, containing a gross of 1.682 acres of land, more or less.

Bearing basis as per NAD 1983 State Plane Texas South FIPS 4205 Feet

**Reservations from Conveyance:**

None

**Exceptions to Conveyance and Warranty:**

Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2022, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

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.

**THIS INSTRUMENT WAS PREPARED BASED ON INFORMATION FURNISHED BY THE PARTIES, AND NO INDEPENDENT TITLE SEARCH HAS BEEN MADE.**

Romulo Rodriguez Perez  
Romulo Rodriguez Perez

Araceli Rodriguez  
Araceli Rodriguez

ACCEPTED BY:

Alma D. Castaneda  
Alma D. Castaneda

STATE OF TEXAS )

COUNTY OF HIDALGO )

This instrument was acknowledged before me on September 2, 2022, by Romulo Rodriguez Perez and Araceli Rodriguez.

Leticia Balderas

Notary Public, State of Texas



STATE OF TEXAS )

COUNTY OF HIDALGO )

This instrument was acknowledged before me on September 2, 2022, by Alma D. Castaneda.



*Leticia Balderas*  
\_\_\_\_\_  
Notary Public, State of Texas

PREPARED AND AFTER RECORDING  
RETURN TO THE OFFICE OF:

MEYER & GUERRERO, LLP  
308 North 15th St.  
McAllen, Texas 78501  
Tel: (956) 631-8121

