



# 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: 4-9012

### 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 <u>AJ</u>
Name: <u>Edoardo Gonzalez</u> <u>CLODOE HAMEZ</u>	Authorized Signature	Authorized Signature
Inspection/Permit No:	_____	_____
Date Approved:	____/____/____	<u>01/28/25</u>

*only approving light service,  
pending  
OSSF*

Address: lot 154 Evergreen

Water Supplier: North Alamo Water

Valley Estates Phase II

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

15439 E Davis Rd Edinburg TX

Account/ESI No.: 10032789468687141

Phone: 956 1545-2816

[ ] Temporary Pole [X] Permanent Service

regarding the land described as:

Evergreen valley Estate Ph. 2 lot 154

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 3/16/05);
- 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]);

[Signature]  
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: 4-9012

### 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: Edgardo Gonzalez  
Address: lot 154 Evergreen Valley Estates Phase II  
15439 E Davis RD, Edinburg T.X 78542  
Phone: (956) 545-2816

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

Evergreen valley Estates Ph. 2 lot 154

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

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

Edgardo Gonzalez      1-28-25  
Requesting Party (Signature)      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:

1/29/25  
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 4-9012  
Receipt No.: 037430  
E8250-02-000-0154-00

DDE HOMES LLC  
4010 SHERMAN ST  
EDINBURG, TX 78542  
(956) 454-2816  
(956) 545-2816

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2400Sq.Ft.
- [5] Legal Description: EVERGREEN VALLEY ESTATES PH 2 LOT 154
- [6] Location: DAVIS RD & URESTI RD
- [7] Sewage: N/A
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$185000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D  
Precinct: 4  
Certification of Elevation Required: No  
Setbacks: Front 50', Rear 35', Side 6', Side 6', Corner '  
Special Conditions: MUST COMPLY WITH ALL SETBACKS AND REGULATIONS REQUIRED BY THE HCPD  
Description: Permit 4-9012  
Price: \$30.00

**Total Amount.....\$30.00**

Method of Payment: Cash  
Check/M.O.#:  
Payment: \$30.00  
Change Due: \$0.00  
Application: alex.antons  
Inspector: israel.lozoya  
Receipt: alex.antons

Cashier

Date

10/24/24

[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.

Edgardo Chozalez  
Signature of Owner or Applicant

10-24-24  
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.

## WARRANTY DEED

**DATE:** October 8, 2024

**GRANTOR:** Sergio Ruiz, Jr.

**GRANTOR'S MAILING ADDRESS:**

Sergio Ruiz, Jr.  
318 W. San Angelo Street  
Alamo, Texas 78516

**GRANTEE:** DDE Homes, LLC, a Texas Limited Liability Company

**GRANTEE'S MAILING ADDRESS:**

DDE Homes, LLC  
4010 Sherman Street  
Edinburg, Texas 78542

**PROPERTY (legal description):**

Lot 154, **EVERGREEN VALLEY ESTATES, PHASE II**, Hidalgo County, Texas, as shown by the map or plat thereof recorded in Volume 47, Pages 85-97, Map Records, Hidalgo County, Texas.

**CONSIDERATION:**

This conveyance is made for the following consideration, the receipt and sufficiency of which is acknowledged:

Cash of ten dollars or more and other good and valuable consideration.

**RESERVATIONS FROM CONVEYANCE:** NONE

**EXCEPTIONS TO CONVEYANCE AND WARRANTY:**

This conveyance is made subject to the following exceptions:

- a. Mineral and/or royalty grant and/or reservation in instrument dated August 21, 1980, recorded in Volume 1687, Page 481, Deed Records, Hidalgo County, Texas.
- b. Oil, Gas and Mineral Lease dated October 18, 1935, recorded in Volume 15, Page 1 and amended in instrument dated April 2, 1936, recorded in Volume 15, Page 135, Oil and Gas Records, Hidalgo County, Texas.
- c. Oil, Gas and Mineral Lease dated July 23, 1936, recorded in Volume 19, Page 227, Oil and Gas Records, Hidalgo County, Texas.

- d. Oil, Gas and Mineral Lease dated July 24, 1939, recorded in Volume 63, Page 229, Oil and Gas Records, and utilized in instrument dated June 1, 1997, recorded under Clerk's File No. 606331, Official Records, Hidalgo County, Texas.
- e. Memorandum of Oil and Gas Lease dated August 9, 1993, recorded under Clerk's File No. 344186, Official Records, Hidalgo County, Texas.
- f. Oil, Gas and Mineral Lease dated August 22, 1994, recorded under Clerk's File No. 420798, corrected in instrument dated December 5, 1996, recorded under Clerk's File No. 566816, Official Records, and utilized in instrument dated June 1, 1997, recorded under Clerk's File No. 606331, Official Records, Hidalgo County, Texas.
- g. Oil, Gas and Mineral Lease dated August 22, 1994, recorded under Clerk's File No. 420799 and dated August 22, 1994, recorded under Clerk's File No. 420800, Official Records and utilized in instrument dated June 1, 1997, recorded under Clerk's File No. 606331, Official Records, Hidalgo County, Texas.
- h. Oil, Gas and Mineral Lease dated August 9, 1993, recorded under Clerk's File No. 443612 and extended in instruments dated May 15, 1996, recorded under Clerk's File No. 530034 and dated May 15, 1996, recorded under Clerk's File No. 530035, amended in instruments dated November 4, 1994, recorded under Clerk's File No. 547162, and dated November 15, 1996, recorded under Clerk's File No. 565964, Official Records, utilized in instrument dated June 1, 1997, recorded under Clerk's File No. 606331, Official Records, and partially released in instruments dated March 12, 1998, recorded under Clerk's File No. 682035, Official Records, and dated December 8, 1998, recorded under Clerk's File No. 740964, Official Records, Hidalgo County, Texas.
- i. Oil, Gas and Mineral Lease dated April 8, 1998, recorded under Clerk's File No. 672377, Official Records, and dated September 23, 1998, recorded under Clerk's File No. 729079, Official Records and utilized in instrument dated February 1, 1999, recorded under Clerk's File No. 761765, Official Records, Hidalgo County, Texas.
- j. Oil, Gas and Mineral Lease dated August 12, 2002, recorded under Clerk's File No. 1113832, Official Records, and dated December 6, 2002, recorded under Clerk's File No. 1146920 and dated December 6, 2002, recorded under Clerk's File No. 1148173, Official Records, Hidalgo County, Texas.
- k. Memorandum of Oil and Gas Lease dated March 13, 2006, recorded under Clerk's File No. 1614578, dated April 1, 2006, recorded under Clerk's File No. 1639728, dated April 1, 2006, recorded under Clerk's File No. 1639729 and dated April 1, 2006, recorded under Clerk's File No. 1639730, Official Records, Hidalgo County, Texas.
- l. All leases, grants, exceptions, or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records.
- m. All leases, grants, exceptions, or reservations of the geothermal energy and associated resources below the surface of the land, together with all rights, privileges and immunities relating thereto, appearing in the Public Records.

- n. Reservation of water rights and/or other rights if any, as set forth in Special Warranty Deed with Vendor's Lien dated October 15, 2012, recorded under Clerk's File No. 2350908, Official Records, Hidalgo County, Texas.
- o. Right of Way Grant dated January 26, 1946, recorded in Volume 656, Page 163, Deed Records, Hidalgo County, Texas.
- p. Easements, rules, regulations and rights in favor of Delta Lake Irrigation District.
- q. Minimum floor elevation; 50.00 foot minimum setback line along the front; 35.00 foot minimum setback line along the rear; 6.00 foot minimum setback line along the sides or greater for easement; 15.00 foot exclusive easement to North Alamo Water Supply Corporation along the front; 15.00 foot electrical and utility easement along the South 15.00 feet of the North 30.00 feet; 20.00 foot drainage swale easement along the South side, as per map or plat recorded in Volume 47, Pages 85-97, Map Records, Hidalgo County, Texas.
- r. Easements and reservations as may appear upon the recorded map and dedication of said subdivision.
- s. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey.

**AS IS CONVEYANCE:**

THIS CONVEYANCE CONVEYS THE PROPERTY IN ITS "AS IS" CONDITION. THE PARTIES HAVE BARGAINED FOR AND HEREBY AGREE THAT THERE ARE NO WARRANTIES EITHER EXPRESS OR IMPLIED OTHER THAN ANY REPRESENTATIONS EXPRESSLY CONTAINED IN THE PURCHASE CONTRACT, THIS INSTRUMENT, OR THE CLOSING DOCUMENTS.

**CONVEYANCE:**

For the consideration stated above, the receipt and sufficiency of which is acknowledged, Grantor grants, sells and conveys the Property, together with all and singular any improvements, rights and appurtenances belonging thereto, to Grantee and Grantee's heirs and assigns, TO HAVE AND TO HOLD FOREVER. This conveyance, however, is made subject to all Exceptions and Reservations stated herein.

**WARRANTY:**

Except for the Reservations and Exceptions stated above, Grantor binds Grantor and Grantor's heirs, executors, and administrators to WARRANT AND FOREVER DEFEND all and singular title to the Property for the benefit of Grantee and Grantee's heirs, executors and assigns, against any and all claims of every person lawfully claiming or to claim the Property or any part thereof.

Sergio Ruiz J.R  
Sergio Ruiz, Jr.

**ACKNOWLEDGMENT**

**STATE OF TEXAS**

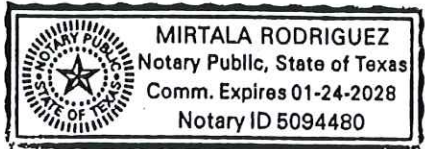
§

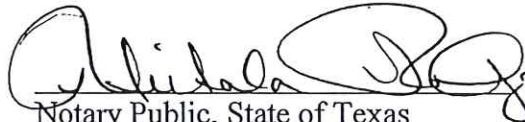
**COUNTY OF HIDALGO**

§

§

This instrument was acknowledged before me on October 8, 2024, by Sergio Ruiz, Jr..



  
Notary Public, State of Texas

**PREPARED BY:**

Joe Richard Flores  
Attorney at Law  
218 S. Jackson Road  
Edinburg, TX 78539

**AFTER RECORDING RETURN TO:**

DDE Homes, LLC  
4010 Sherman Street  
Edinburg, Texas 78542