

PLANNING DEPT. PCTS 1 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	Jennifer Pena	1-9974
	COMM. COURT: March 4, 2025	



# 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: 1-9974

### 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
_____	_____	_____
Inspection/Permit No: Date Approved:	Authorized Signature _____ / /	Authorized Signature _____ / /

Name: Jennifer Pena

Address: 23908 Oak Knoll Dr  
Edinburg, TX 78538

Phone: 956-246-6044

Water Supplier: Military

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

Account/ESI No.: 1003278949175774  
 Temporary Pole  Permanent Service

regarding the land described as:

Oak Hill Ranch ph2 lot 74

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

- ys A plat has been prepared; (Date approved 4.21.2008);
- ys A plat has been reviewed and approved by the Commissioners Court; (verified by H Sj);
- ys 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 H Sj);
- 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 H Sj);
- ys 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 H Sj);
- ys electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by H Sj);

[Signature]  
Planning Department Authorized Signature

\_\_\_\_\_  
Hidalgo County Judge

\_\_\_\_\_  
Date

ATTEST: \_\_\_\_\_  
Hidalgo County Clerk

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT County of Hidalgo

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**Anthony Uresti**  
Director of Planning

Application No: 1-9974

## 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: Jennifer Pena

Address: 23908 Oak Knoll Dr  
Edcouch, TX 78538

Phone: 956-246-6044

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

Oakhill Ranches PH 2 lot #174

### STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Jennifer Pena  
Requesting Party (Signature)

2/19/25  
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:

2/25/25  
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	1900 Joe Stephens Ave. Ste. A Weslaco, Texas 78596	2401 N. Moorefield Rd. 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 1-9974  
Receipt No.: 037733  
00557-02-000-0074-00

PENA JENNIFER  
2229 GEORGE BUSH ST  
WESLACO , TX 78599  
(956) 532-8804  
(956) 532-8804

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 7998Sq.Ft.
- [5] Legal Description: OAK HILL RANCH PH 2 LOT 74
- [6] Location: MILE 20 N. & FM 88
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$422000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340350C  
Precinct: 1  
Certification of Elevation Required: No  
Setbacks: Front 100', Rear 15', Side 20', Side N.30', Corner '  
Special Conditions: MUST COMPLY WITH ALL COUNTY  
SETBACKS & REGULATIONS  
Description: Permit 1-9974  
Price: \$30.00  
**Total Amount.....\$30.00**  
Method of Payment: Check  
Check/M.O.#: 10211  
Payment: \$30.00  
Change Due: \$0.00  
Application: sonia.diaz  
Inspector: gilbert.pecina  
Receipt: sonia.diaz

\_\_\_\_\_  
Cashier *Sonia Diaz*

\_\_\_\_\_  
Date *11/13/24*

[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.

*[Signature]*  
\_\_\_\_\_  
Signature of Owner or Applicant

*11-13-24*  
\_\_\_\_\_  
Date

**Warranty Deed with Vendor's Lien**

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: October 29, 2024 to be effective October 31, 2024

Grantor: NIDIA JOANNA SANCHEZ, a single person

Grantor's Mailing Address: 7016 Margaret Dr.  
Mission, Texas 78574  
Hidalgo County

Grantee: JENNIFER PENA, a single woman

Grantee's Mailing Address: 2229 George Bush St.  
Weslaco, Texas 78599  
Hidalgo County

Consideration: ONE HUNDRED THIRTY-SIX THOUSAND THREE HUNDRED AND NO/100 DOLLARS (\$136,300.00) which said sum represents the first draw on that certain note in the principal amount of FOUR HUNDRED TWENTY-FIVE THOUSAND TWO HUNDRED FIFTY AND NO/100 DOLLARS (\$425,250.00), of even date herewith, executed by Grantee to BANK OF SOUTH TEXAS, 840 N. Cage Blvd., Pharr, Hidalgo County, Texas 78577. The note is secured by a vendor's lien retained in favor of BANK OF SOUTH TEXAS in this deed and by a Deed of Trust of even date from Grantee to DARRYL K. LEMKE, Trustee.

Property (including any improvements):

Lot 74, of OAK HILL RANCH PHASE II, an Addition to the City of Monte Alto, Hidalgo County, Texas, according to the Plat or Map thereof recorded in Volume 55, Pages 41-46, 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 27, 2007, under Clerk's File No. 1738991, ByLaws filed for record in the Office of the County Clerk of Hidalgo County, Texas on March 28, 2007, under Clerk's File No. 1739289, Amendment filed August 16, 2007, under Clerk's File No. 1795479, Second Amendment filed for record in the Office of the County Clerk of Hidalgo County, Texas on December 5, 2007 under Clerk's File No. 1833265, Third Amendment filed for record in the Office of the County Clerk of Hidalgo County, Texas, on March 25, 2008, under Clerk's File No. 1871706, Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas, on April 24, 2008, under Clerk's File No. 1882643, Fourth Amendment filed for record in the Office of the County Clerk of Hidalgo County, Texas, on March 4, 2010, under Clerk's File No. 2080709, Fifth Amendment filed for record in the Office of the County Clerk of Hidalgo County, Texas, on June 20, 2013, under Clerk's File No. 2423478, Sixth Amendment filed for record in the Office of the County Clerk of Hidalgo County, Texas on September 17, 2015, under Clerk's File No. 2646738, Seventh Amendment filed for record in the Office of the County Clerk of Hidalgo County, Texas on March 7, 2017, under Clerk's File No. 2793810, First Amendment to ByLaws filed for record in the Office of the County Clerk of Hidalgo County, Texas on March 7, 2017, under Clerk's File No. 2793811, Eighth Amendment filed for record in the Office of the County Clerk of Hidalgo County, Texas on October 12, 2017, under Clerk's File No. 2857066, Ninth Amendment filed for record in the Office of the County Clerk of Hidalgo County, Texas on April 19, 2018, under Clerk's File No. 2908621, instruments filed for record in the Office of the County Clerk of Hidalgo County, Texas on January 10, 2020, under Clerk's File Nos. 3078407, 3078408, and 3078409, instrument filed

for record in the Office of the County Clerk of Hidalgo County, Texas on October 29, 2020, under Clerk's File No. 3161754, Tenth Amendment filed for record in the Office of the County Clerk of Hidalgo County, Texas on January 7, 2021, under Clerk's File No. 3181650, instrument filed for record in the Office of the County Clerk of Hidalgo County, Texas on September 23, 2021, under Clerk's File No. 3265914, Amendment filed for record in the Office of the County Clerk of Hidalgo County, Texas on December 9, 2022, under Clerk's File No. 3404005, Instrument filed for record in the Office of the County Clerk of Hidalgo County, Texas on December 9, 2022, under Clerk's File No. 3404006, Instrument filed for record in the Office of the County Clerk of Hidalgo County, Texas on December 9, 2022, under Clerk's File No. 3404008, Instrument filed for record in the Office of the County Clerk of Hidalgo County, Texas on December 9, 2022, under Clerk's File No. 3404009, Instrument filed for record in the Office of the County Clerk of Hidalgo County, Texas on December 9, 2022, under Clerk's File No. 3404010, Instrument filed for record in the Office of the County Clerk of Hidalgo County, Texas on December 9, 2022, under Clerk's File No. 3404011, and Restrictions as shown on the map recorded in Volume 55, Page 41, Map Records, Hidalgo County, Texas.

Reservation of right to occupy and use all roads, highways, lot and block property liens for the purpose of constructing, operating, and maintaining canals, laterals, drains, and drainage ways, pipelines, poles, and lines of wire for telegraph and telephone, and pipe lines for the conveyance of water, oil, gas, heat, light, power, and for electric and steam railroad, and sewer purposes, as shown on plat recorded in Volume 1, Page 29, Map Records of Hidalgo County, Texas.

Easement dated January 2, 1930, from J.C. Engleman, Jr. to Central Power and Light Company, recorded in Volume 325, Page 359, Deed Records of Hidalgo County, Texas.

Right of Way Easement dated August 12, 1969, from Walter W. Ahlschlager, Jr. to North Alamo Water Supply Corporation, recorded in Volume 1260, Page 823, Deed Records of Hidalgo County, Texas.

Right-of-Way Easement granted by Jack McClelland to North Alamo Water Supply Corporation, by instrument dated March 26, 2008, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on March 26, 2008, under Clerk's File Nos. 1872496 and 1872497.

Fifteen foot (15') Utility Easement along the East line of the subject land, according to the Map or Plat thereof, filed for record in Volume 55, Pages 41-46, Map Records of Hidalgo County, Texas.

Fifteen foot (15') Exclusive Easement to N.A.W.S.C. along the North line of the subject land, according to the Map or Plat thereof, filed for record in Volume 55, Pages 41-46, Map Records of Hidalgo County, Texas.

Fifteen foot (15') Utility Easement across the South fifteen feet (15') of the North thirty feet (30') of the subject land, according to the Map or Plat thereof, filed for record in Volume 55, Pages 41-46, Map Records of Hidalgo County, Texas.

Fifteen foot (15') Exclusive Easement to N.A.W.S.C. along the Southwest line of the subject land, according to the Map or Plat thereof, filed for record in Volume 55, Pages 41-46, Map Records of Hidalgo County, Texas.

Fifteen foot (15') Irrigation and Landscape Easement across the Northeast fifteen feet (15') of the Southwest thirty feet (30') of the subject land, according to the Map or Plat thereof, filed for record in Volume 55, Pages 41-46, Map Records of Hidalgo County, Texas.

Easements and Conditions as shown on the Map or Plat thereof, filed for record in Volume 55, Pages 41 through 46, Map Records of Hidalgo County, Texas.

Statutory rights in favor of Hidalgo and Cameron Counties Irrigation District No. 9 pursuant to applicable section of the Texas Water Code.

Easements, rights, rules and regulations in favor of Hidalgo and Cameron Counties Irrigation District No. 9.

Statutory rights in favor of Engleman Irrigation District.

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

No structures permitted over any easement, according to the Map or Plat thereof, filed for record in Volume 55, Pages 41-46, Map Records of Hidalgo County, Texas.

One hundred foot (100') Minimum Building Setback Line along the front of the subject land, according to the Map or Plat thereof, filed for record in Volume 55, Pages 41-46, Map Records of Hidalgo County, Texas.

Fifteen foot (15') Minimum Building Setback Line along the rear of the subject land, according to the Map or Plat thereof, filed for record in Volume 55, Pages 41-46, Map Records of Hidalgo County, Texas.

Twenty foot (20') Minimum Building Setback Lines along the sides of the subject land, according to the Map or Plat thereof, filed for record in Volume 55, Pages 41-46, Map Records of Hidalgo County, Texas.

Mineral interest, together with all rights relative thereto, express or implied, reserved to grantor in Deed from F. E. Butler, Trustee, to Mansford Plantation, Inc., dated January 14, 1974, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 1393, Page 821, 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 Starr Feedyards, Ltd. to Jack McClelland, dated January 24, 2006, filed for record on January 31, 2006 in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 1572966.

Liens for assessments as set out in Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas on March 27, 2007 under Clerk's File No. 1738991, Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas, on April 24, 2008, under Clerk's File No. 1882643, Amendment filed for record in the Office of the County Clerk of Hidalgo County, Texas on March 7, 2017, under Clerk's File No. 2793810, Ninth Amendment filed for record in the Office of the County Clerk of Hidalgo County, Texas on April 19, 2018, under Clerk's File No. 2908621, instruments filed for record in the Office of the County Clerk of Hidalgo County, Texas on January 10, 2020, under Clerk's File Nos. 3078407, 3078408, and 3078409.

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 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.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

When the context requires, singular nouns and pronouns include the plural.

**BANK OF SOUTH TEXAS**, at the instance and request of the Grantee herein, having advanced and paid in cash to the Grantor herein that portion of the purchase price of the Property as is evidenced by the hereinbefore described \$136,300.00 draw, the vendor's lien, together with the superior title to said Property, is retained for the benefit of **BANK OF SOUTH TEXAS** and the same are hereby transferred and assigned to **BANK OF SOUTH TEXAS**.

*Nidia J. Sanchez*  
\_\_\_\_\_  
NIDIA JOANNA SANCHEZ

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 31 day of October, 2024,  
by **NIDIA JOANNA SANCHEZ**.

(SEAL)



*N. Elizabeth S.*  
\_\_\_\_\_  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:  
JENNIFER PENA  
2229 George Bush St.  
Weslaco, Texas 78599

PREPARED IN THE LAW OFFICE OF:  
JOHN ROBERT KING  
3409 N. 10<sup>th</sup>, Suite 100  
McAllen, Texas 78501  
File No.: GF:3202452;NS/ah