



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: 4-9306

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: Lee Gonzalez & Denis Flores

Address: 3406 Del Norte

Mission, TX 78574

Phone: (956) 458-1569

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	/ /	/ /

Water Supplier: North Alamo Water Supply Co.

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

Account/ESI No.: 10032789409906652

[] Temporary Pole [X] Permanent Service

regarding the land described as:

Lot 72, LA QUIETUD SUBDIVISION, Edinburg, Texas 78542, Hidalgo County

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 5/14/04);
- 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;
- yes 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 W Ramsey);
- no 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 W Ramsey);
- 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



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Director of Planning

**** INFORMATION REQUIRED FOR LIGHT AND WATER SERVICE ****

**** INFORMACION REQUERIDA PARA SERVICIO DE LUZ Y AGUA ****

Light

1. For Magic Valley, please contact their office in Mercedes or Edinburg and get account number
2. For CPL/AEP please contact their office and get the 17 digit ESI number

Water

1. If property has septic tanks or will be utilizing septic tanks, you must show proof of an approved inspection report or talk to the Hidalgo County Health Department at (956) 383-0111.
2. If property is utilizing sanitary sewer service, you must provide a letter from the sewer service provider indicating that sewer service is provided by that entity.

NOTE: Structure must be place/built on property before utility clearance is issued out. This includes RV, mobile homes and pre-fabricated homes. If constructing, you must have formation in place and inspected before clearance. **NO EXCEPTIONS.**

- The utility form must be returned to the Planning Department
- Do not take this utility form to the utility companies
- The utility form may take 10 working days or more to be processed.

Luz

1. Para Magic Valley de vera comunicarse con la oficina y obtener un numero de cuenta
2. Para CPL/AEP de vera de comunicarse con la oficina y obtener el ESI# cual contiene 17 digitos

Agua

1. Si su propiedad tiene o va obtener servicio de tanque septico, de vera mostrar comprobante de la inspeccion de los tanques septicos o comunicarse con el departamento de Salud al (956)383-0111.
2. Si su propiedad tiene o va obtener servicio de drenaje, de vera mostrar una carta de la compania cual le corresponda indicando que son proveedores de drenaje de dicha propiedad.

Nota: Si su estructura es mobil (RV, traila, o casa prefabricada) esta de vera ser instalada en la propiedad antes de que se le pueda mandar la carta de utilidades. Si es construccion de vera quadrear y pasar inspeccion de aprobacion. **NO EXCEPCIONES.**

- Esta solicitud de utilidades de vera regresarse al departamento de Planeacion unicamente, no de vera de entregar usted esta forma a las companies de utilidades.
- Esta forma se puede tardar 10 dias o mas para procesarse.

CPL/AEP: 1-877-373-4858
Magic Valley: 956-514-1200
956-289-4000

North Alamo Water Supply Corp. 956-383-1618
Military Hwy. Water Supply Corp. 956-656-2491
Sharyland Water Supply Corp. 956-585-6081
AGUA SUD 956-585-2459



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Anthony Uresti
Director of Planning

Application No: 4-9306

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: Lee Gonzalez & Denis Flores

Address: 3406 Del Norte

Mission, TX 78574

Phone: (956) 458-1569

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

Lot 72, LA QUIETUD SUBDIVISION, Edinburg, Texas 78542, Hidalgo County

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Requesting Party (Signature)

2/24/2025

Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) Copy of 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:

2/27/25
Date

County Official



COUNTY OF HIDALGO
PLANNING DEPARTMENT

Permit No.: Permit 4-9306

Receipt No.: 038935

L1780-00-000-0072-00

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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

GONZALEZ LEE ROY & DENIS FLORES

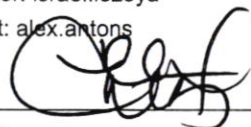
3406 DEL NORTE
MISSION, TX 78574
(956) 393-1643
(956) 393-1643

- [1] Contractor: GOLDEN VALLEY PROPERTIES
- [2] Water System: North Alamo WSC
- [3] Class of Work: 01 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1934Sq.Ft.
- [5] Legal Description: LA QUIETUD LOT 72
- [6] Location: FM 2812 & DOOLITTLE RD
- [7] Sewage: City of Edinburg
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$203000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D
 Precinct: 4
 Certification of Elevation Required: No
 Setbacks: Front 25', Rear 30', Side 6', Side 6', Corner '
 Special Conditions: MUST COMPLY WITH ALL SETBACKS AND REGULATIONS REQUIRED BY THE HCPD
 Description: Permit 4-9306
 Price: \$200.00

Total Amount.....\$200.00

Method of Payment: Check
 Check/M.O.#: 1458
 Payment: \$200.00
 Change Due: \$0.00
 Application: alex.antons
 Inspector: israel.lozoya
 Receipt: alex.antons



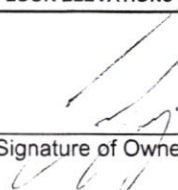
 Cashier

2/7/25

 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

02-07-25

 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.

WARRANTY DEED WITH VENDOR'S LIEN

February 1, 2025, but not effective until February 3, 2025

CERTIFIED COPY

Grantor: **FLOR ANGELINA JUAREZ, a single person**

385 SW 17th Ter, Homestead, Miami-Dade County, Florida 33030

Grantee: **LEE ROY GONZALEZ and DENIS FLORES, husband and wife**

3353 Tepoztlan St., Edinburg, Hidalgo County, Texas 78542

Consideration: Ten Dollars and other valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of a First-Lien Note of even date in the original principal amount of Two Hundred Twenty-three Thousand Eight Hundred Fifty and 00/100 Dollars (\$223,850.00), payable to the order of CROSSCOUNTRY MORTGAGE, LLC (hereafter "Lender"). The Note is secured by a vendor's lien retained in favor of Lender in this Deed and by a Deed of Trust of even date from LEE ROY GONZALEZ and DENIS FLORES to ROBERTSON ANSCHUTZ VETTERS, LLC, Trustee.

Property (including any improvements):

Lot 72, LA QUIETUD SUBDIVISION, an addition to the City of Edinburg, Hidalgo County, Texas, according to the plat thereof, recorded in Volume 45, Pages 41-43, Map Records, Hidalgo County, Texas.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

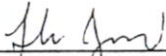
Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property; rights of adjoining owners in all walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; all rights obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of the water and irrigation district; taxes for the current year, the payment of which Grantee assumes; and subsequent assessments for the current and subsequent 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, and exceptions to conveyance and warranty, grants, sells, transfers and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to 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 shall become absolute.

Lender, at Grantec's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the Note described. The vendor's lien and the superior title to the Property are retained for the benefit of Lender and are transferred to Lender without recourse on Grantor.

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



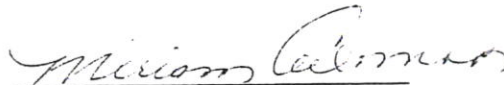
FLOR ANGELINA JUAREZ

(Acknowledgment)
State of ~~Texas~~ ^{FLORIDA}
County of ~~Miami-Dade~~ ^{Miami-Dade}

This instrument was acknowledged before me by means of a two-way interactive audio and video communication on the 1st day of FEBRUARY, 2025 by FLOR ANGELINA JUAREZ.
This notarial act was an online notarization.



Miriam Carmona
Comm.: HH 398076
Expires: Jul. 4, 2027
Notary Public - State of Florida



Notary Public, State of Texas

AFTER RECORDING RETURN TO:
LEE ROY GONZALEZ
DENIS FLORES
3353 Tepoztlan St.
Edinburg, Texas 78542

Prepared By: Texas Professional
Doc Prep Services, LLC.
Robert Alvarado, Attorney
FOR: Dante Title, Inc.
1012 Martin Ave., Ste. A
McAllen, Texas 78504
File/GF: MCA24121449