



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

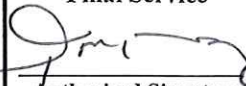
Anthony Uresti
Director of Planning

Application No: 1-7125

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:		<u>55838</u>
Date Approved:	<u>1 / 1</u>	<u>04 / 08 / 25</u>

Name: Jesus Martinez

Address: 9610 White Eagle Dr
Donna, Tx 78537

Water Supplier: N.A.W.S.C

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

Phone: 956 323-4822

Account/ESI No.: 1000134017
 Temporary Pole Permanent Service

regarding the land described as:

lot 17 Barton Woods Sub.

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 9.12.2007);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by H.S.);
- 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 H.S.);

[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: 1-7125

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: Gerardo Hinojos-
Address: 105 E. Interstate 2 ste C
Pharr, TX 78577
Phone: 956-313-4936

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

Pastos Verdes lot 17

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

[Signature]
Requesting Party (Signature)

04/16/2025
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:

4/16/25
Date

[Signature]
County Official



COUNTY OF HIDALGO
PLANNING DEPARTMENT

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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

Permit No.: Permit 1-7125
Receipt No.: 028004
P4409-00-000-0017-00

MARTINEZ JESUS & MARTINA
4509 WHITE EAGLE RD
DONNA, TX 78537
(956) 373-4822
(956) 313-4936

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2254Sq.Ft.
- [5] Legal Description: PASTOS VERDES LOT 17
- [6] Location: SIoux & VALVERDE RD.
- [7] Sewage: N/A
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$205656
- [10] Flood Zone: Zone C

Community Panel Number: 4803340425C
Precinct: 1
Certification of Elevation Required: No
Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '
Special Conditions: **MUST COMPLY WITH ALL COUNTY
SETBACKS & REGULATIONS**
Description: Permit 1-7125
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Check
Check/M.O.#: 4262
Payment: \$30.00
Change Due: \$0.00
Application: heather.segura
Inspector: gilbert.pecina
Receipt: heather.segura


Cashier

2/14/23
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

02/16/23
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: **OCTOBER 4, 2022**

Grantor (s): **FILIBERTA GARCIA, A SINGLE PERSON**

Grantor's Mailing Address: **531 W. BUSINESS 83
DONNA, HIDALGO COUNTY, TEXAS 78537**

Grantee (s): **JESUS MARTINEZ AND WIFE, MARTINA MARTINEZ**

Grantee's Mailing Address: **1220 MAYO DR.
ALAMO, HIDALGO COUNTY, TEXAS 78516**

Consideration: **Ten and no/100 (\$10.00) Dollars, and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged.**

Property (including any improvements):

All of Lot 17, PASTOS VERDES SUBDIVISION, an Addition to the City of Donna, Hidalgo County, Texas, according to the map recorded in Volume 53, Pages 181-183, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations From and Exceptions to Conveyance and Warranty:

Restrictive covenants of record dated September 14, 2007, filed September 14, 2007 under Document Number 2007-1806342; dated January 3, 2008, filed January 24, 2008 under Document Number 2008-1848765 and dated November 3, 2009, filed November 13, 2009, under Document Number 2009-2051552, Official Records and Volume 53, Pages 181-183, Map Records of Hidalgo County, Texas, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.

- A. Easements, rules, regulations, and rights in favor of Donna Irrigation District Hidalgo County No. 1.**
- B. Minimum floor elevations, setback lines, easements and restrictions as shown on the map of Pastos Verdes Subdivision, recorded in Volume 53, Pages 181-183, Map Records of Hidalgo County, Texas.**
- C. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated December 28, 1960, by and between M.A. Hanson and wife, Luella R. Hanson, as Lessor, and Harry E. Reese, as Lessee, recorded on, in Volume 257, Page 548, Oil and Gas Records of Hidalgo County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to ownership or holder of such interest(s).**
- D. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated December 22, 1960, by and between Walter G. Weaver and wife, Henrietta Grell Weaver, as Lessor, and Harry E. Reese, as Lessee, recorded on December 22, 1960, in Volume 2157, Page 550, Oil and Gas Records of Hidalgo County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument and the Company makes no representation as to ownership or holder of such interest(s).**
- E. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, by and between Luella R. Hanson, as Lessor, and Santa Fe Energy Company, as Lessee, dated July 27, 1984 recorded I Volume 2032, Page 404, Official Records of Hidalgo County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument and the Company makes no representation as to ownership or holder of such interest(s).**
- F. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, by and between Walter G. Weaver and wife, Henrietta Grell Weaver, as Lessor, and Santa Fe Energy Company, as Lessee, recorded in Volume 2032, Page 406, Official Records of Hidalgo County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument and the Company makes no representation as to ownership or holder of such interest(s).**
- G. Mineral and/or royalty reservation contained in deed dated September 17, 1951, recorded in Volume 743, Page 383, Deed Records and dated August 30, 2006, filed September 22, 2006 under Document Number 2006-1666527, Official Records of Hidalgo County, Texas.**
- H. Mineral and/or royalty reservation contained in deed dated November 3, 2009, filed November 13, 2009 under Document**

Number 2009-2051552, Official Records of Hidalgo County, Texas.

- I. All water rights reserved as shown by instrument dated November 3, 2009, filed November 13, 2009 under Document number 2009-2051552, Official Records of Hidalgo County, Texas.
- J. Rights of parties in possession.
- K. Visible and apparent easements on or across the property herein described.
- L. Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.
- M. 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.

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.

As a material part of the Consideration for this deed, Grantor and Grantee agree that Grantee is taking the Property "AS IS" with any and all latent and patent defects and that there is no warranty by Grantor that the Property has a particular financial value or is fit for a particular purpose. Grantee acknowledges and stipulates that Grantee is not relying on any representation, statement, or other assertion with respect to the Property condition but is relying on Grantee's examination of the Property. Grantee takes the Property with the express understanding and stipulation that there are no express or implied warranties except for limited warranties of title set forth in this deed.

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

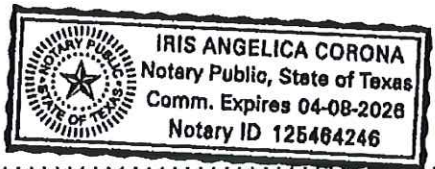
Filiberta Garcia

FILIBERTA GARCIA

(Acknowledgment)

STATE OF TEXAS 0
COUNTY OF HIDALGO 0

This instrument was acknowledged before me on the 4th day of October, 2022 by FILIBERTA GARCIA.



[Signature]

Notary Public, State of Texas

After Recording Return To:
The Law Office of Arturo Martinez
414 South Cage Blvd.
Pharr, Texas 78577

Prepared In The Law Office of Arturo Martinez
414 South Cage Blvd.
Pharr, Texas 78577
Tel.(956) 781-6203 / Fax(956) 781-6204