

PLANNING DEPT. PCT 3 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	ADRIANA M. VENECIA	3-7099
2.		
3.		
4.		
5.		
6.		
7.		
	COMM. COURT: JUNE 10, 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: 3-7099

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: Adriana M Venecia

Address: 722 El Sendero Dr
Sullivan City TX
78595

Phone: 956 360 3142

Approved by Environmental Health:	Temporary Service	Final Service
	Authorized Signature	<u>[Signature]</u> Authorized Signature
Inspection/Permit No:		<u>55916</u>
Date Approved:	<u>/ /</u>	<u>5/23/25</u>

Water Supplier: Agua Sud

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

Account/ESI No.: 100327894-
[] Temporary Pole [] Permanent Service

regarding the land described as:

El Sendero Wt 1 Lot 46

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;
- yes A plat has been reviewed and approved by the Commissioners Court;
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;
- 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;
- 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;
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(Date approved 5/12/1997);

(verified by [Signature]);
Sandra Cantu

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

[Signature]
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

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Precinct 1 2 3 4

Anthony Uresti
Director of Planning

Application No: 37099

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: Adriana M Venesia
Address: 722 El Sendero Dr.
Sullivan City Tx 78595
Phone: 956 360 3142

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

El Sendero Ut 1 Lot 46

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

X Adriana M Venesia
Requesting Party (Signature)

5-22-25
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

5/22/25
Date

Jandra Carter
County Official

GIFT DEED

June 1, 2022

Grantor: **SERAPIO VENECIA and wife, ADRIANA M. VENECIA**
Grantor's Address (including county):
PO BOX 206, La Grulla TX 78548
HIDALGO COUNTY

Grantee: **SERAPIO VENECIA and wife, ADRIANA M. VENECIA**
Grantee's Address: (including county):
PO BOX 206, La Grulla TX 78548
HIDALGO COUNTY

Consideration: Love and Affection.

Property (including any improvements):

Lot 46 (forty-six), EL SENDERO SUBDIVISION UNIT NO. 1, Hidalgo County, Texas, according to the map or plat recorded in Volume 32, Page 79, Map Records, Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from and Exceptions to Conveyance and Warranty:

1. All prior oil, gas and other mineral reservations and/or conveyances.
2. Oil and gas lease of records, if any.
3. Rights, rules regulations and easements in favor of any water district in which the subject property may be located.
4. Building Restrictions of record, if any.
5. Easements or record and all visible easements.
6. Taxes from year 2022 and all subsequent years which grantee herein hereby assumes and agrees to pay.
7. All easements, restriction, set back lines, Drainage Swale requirements and other matters shown on the plat of the Subdivision recorded Volume 32, Page 79, of the Map Records of Hidalgo County, Texas.
8. The Building Restrictions for El Sendero filed for record in the Office of the County Clerk of Hidalgo, County.

Grantor, For the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in anywise 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 the Grantee and Grantee's heirs executors, administrators and 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 conveyance and warranty.

NO TITLE EXAMINATION WAS REQUESTED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT, NOR WAS ANY MADE. THE PREPARE EXPRESSES NO OPINION ON TITLE TO THIS PROPERTY. When the context requires, singular nouns and pronouns include the plural.

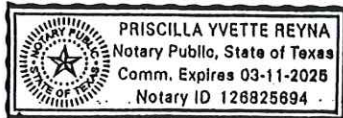
Serapio Venecia
Serapio Venecia

Adriana M Venecia
Adriana M. Venecia

ACKNOWLEDGEMENT

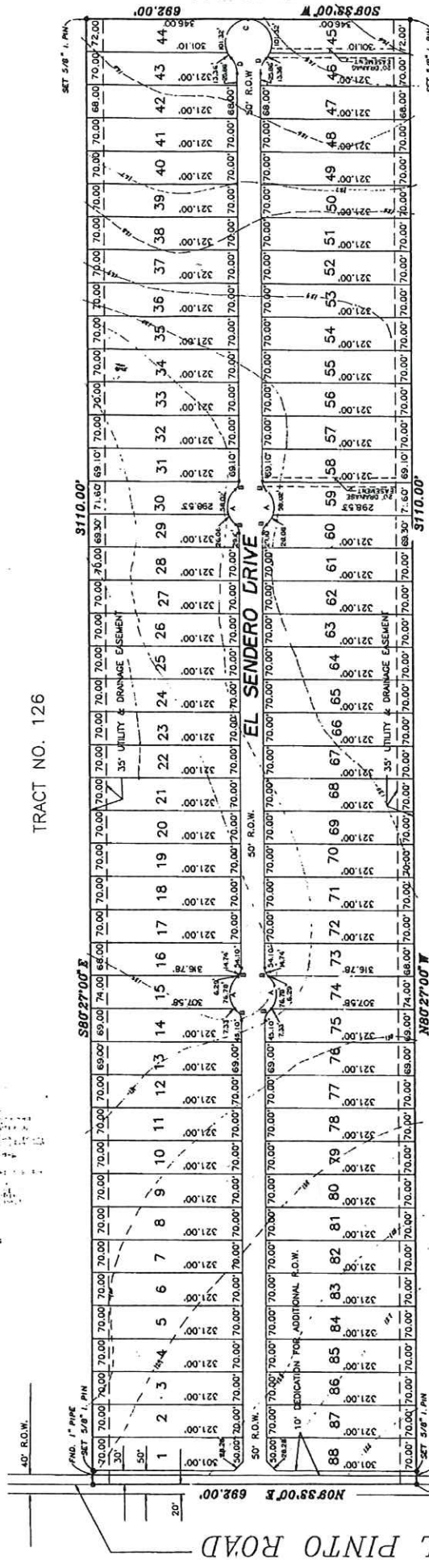
STATE OF TEXAS
COUNTY OF Hidalgo

This instrument was acknowledged before me on this the 1st day of June, 2022 By
Serapio Venecia and wife Adriana M. Venecia



[Signature]
Notary Public
In and For the State of TEXAS

TRACT NO. 126



EL SENDERO SUBDIVISION UNIT 1

A 49.411 ACRE TRACT OF LAND OUT OF THE W.L. HART 849.15 ACRE TRACT IN TRACT NO. 126 OF FORGONES 39 AND 40 AND SHARE NO. 3 OF PORCION 41 OF THE ANCIENT JURISDICTION OF REYNOSA, MEXICO, NOW HIDALGO COUNTY, TEXAS.

CURVE DATA

CURVE	CHORD	LENGTH	ANGLES	DELTA
1	227.00	273.00	111.00	68.70
2	227.00	273.00	111.00	68.70
3	227.00	273.00	111.00	68.70
4	227.00	273.00	111.00	68.70
5	227.00	273.00	111.00	68.70
6	227.00	273.00	111.00	68.70
7	227.00	273.00	111.00	68.70
8	227.00	273.00	111.00	68.70
9	227.00	273.00	111.00	68.70
10	227.00	273.00	111.00	68.70
11	227.00	273.00	111.00	68.70
12	227.00	273.00	111.00	68.70
13	227.00	273.00	111.00	68.70
14	227.00	273.00	111.00	68.70
15	227.00	273.00	111.00	68.70
16	227.00	273.00	111.00	68.70
17	227.00	273.00	111.00	68.70
18	227.00	273.00	111.00	68.70
19	227.00	273.00	111.00	68.70
20	227.00	273.00	111.00	68.70
21	227.00	273.00	111.00	68.70
22	227.00	273.00	111.00	68.70
23	227.00	273.00	111.00	68.70
24	227.00	273.00	111.00	68.70
25	227.00	273.00	111.00	68.70
26	227.00	273.00	111.00	68.70
27	227.00	273.00	111.00	68.70
28	227.00	273.00	111.00	68.70
29	227.00	273.00	111.00	68.70
30	227.00	273.00	111.00	68.70
31	227.00	273.00	111.00	68.70
32	227.00	273.00	111.00	68.70
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42	227.00	273.00	111.00	68.70
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44	227.00	273.00	111.00	68.70
45	227.00	273.00	111.00	68.70
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48	227.00	273.00	111.00	68.70
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73	227.00	273.00	111.00	68.70
74	227.00	273.00	111.00	68.70
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79	227.00	273.00	111.00	68.70
80	227.00	273.00	111.00	68.70
81	227.00	273.00	111.00	68.70
82	227.00	273.00	111.00	68.70
83	227.00	273.00	111.00	68.70
84	227.00	273.00	111.00	68.70
85	227.00	273.00	111.00	68.70
86	227.00	273.00	111.00	68.70
87	227.00	273.00	111.00	68.70

TRACT NO. 126

APPROVED FOR RECORDATION
 JAVIER HINOJOSA
 REGISTERED PROFESSIONAL ENGINEER
 DATE 11-8-96

GENERAL NOTES:
 1. THIS SUBDIVISION IS IN 2004.1% ON A HORIZONTAL CURVE WITH A RADIUS OF 100 FEET.
 2. THE SUBDIVISION IS TO BE LOCATED WITHIN THE CORNER OF LOT 1.
 3. THERE ARE NO VISIBLE WATER WELLS WITHIN 100 FEET OF THIS SUBDIVISION.
 4. ONE SINGLE DWELLING UNIT SHALL BE PERMITTED PER LOT.
 5. MINIMUM ROAD WIDTH SHALL BE 20.00 FEET.
 6. ALL PERMANENT STRUCTURES SHALL BE BUILT OVER ANY DRAINAGE OR UTILITY EASEMENT.
 7. IMPROVEMENT SHALL BE BUILT OVER THE SHOULDERS OR DITCHES. CANNOT BE FILLED WITH DIRT.
 8. LOTS 1 AND 80 SHALL HAVE ENTRANCE ONLY TO E. SENDERO DRIVE. THE ACCESS FROM EL PINTO ROAD, SUPERVISOR DRIVE, OR ACCESS FROM EL PINTO ROAD, ALL LOTS WILL BE REQUIRED TO INSTALL A MUDLOCK TRAP SYSTEM IN CONFORMANCE WITH THE TEXAS DEPARTMENT OF HEALTH AND THE BIRMINGHAM HEALTH AND BOARD ORDINANCE.
 9. ALL LOTS ARE TO BE BUILT ON THE WEST SIDE OF THE TRACT IN CONFORMANCE WITH THE SUBDIVISION MAP.
 10. THE SUBDIVISION IS TO BE LOCATED WITHIN THE CORNER OF LOT 1.
 11. THE SUBDIVISION IS TO BE LOCATED WITHIN THE CORNER OF LOT 1.
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 13. THE SUBDIVISION IS TO BE LOCATED WITHIN THE CORNER OF LOT 1.
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 15. THE SUBDIVISION IS TO BE LOCATED WITHIN THE CORNER OF LOT 1.

STATE OF TEXAS
 COUNTY OF HIDALGO
 JAVIER HINOJOSA, REGISTERED PROFESSIONAL ENGINEER
 ENGINEERING CORPORATION HAS BEEN GRANTED THIS PLAN

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 ENGINEERING CORPORATION HAS BEEN GRANTED THIS PLAN

DATE OF PREPARED PLAN: JANUARY 14, 1995

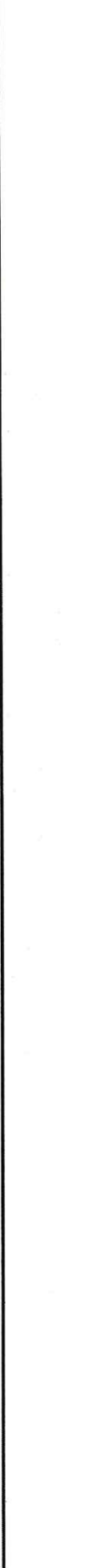
JAVIER HINOJOSA ENGINEERING
 CONSULTING ENGINEERS
 3427 N. 10TH STREET, SUITE 101, MALLEN, TEXAS 78001
 PHONE (210) 688-1588

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COUNTY OF HIDALGO
PLANNING DEPARTMENT

Permit No.: Permit 3-7099

Main Office 2818 S Business Hwy 281 Edinburg, Texas 78539 Ph: 956-318-2840 Fax: 956-318-2844	Precinct No. 1 Substation 1900 Joe Stephens Ave. Ste. A Weslaco, Texas 78596 Ph: 956-968-4734 Fax: 956-973-7850	Precinct No. 3 Substation 2401 N. Moorefield Rd. Mission, Texas 78572 Ph: 956-205-7045 Fax: 956-205-7049
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Receipt No.: 038867
E4825-01-000-0046-00

VENECIA SERAPIO & ADRIANA M

711 EL SENDERO DR
SULLIVAN CITY, TX 78595
(956) 566-2430
(956) 566-2430

- [1] Contractor: SELF
- [2] Water System: Agua S.U.D.
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 660Sq.Ft.
- [5] Legal Description: EL SENDERO UT 1 LOT 46
- [6] Location: EL PINTO RD AND EXWAY 83
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$40000
- [10] Flood Zone: Zone C

Community Panel Number: 4803340275B
 Precinct: 3
 Certification of Elevation Required: No
 Setbacks: Front 20', Rear 35', Side 10', Side 10', Corner '
 Special Conditions: MUST COMPLY W/ALL COUNTY SETBACK
 AND REGULATIONS
 Description: Permit 3-7099
 Price: \$200.00
 Description: Penalty Fee
 Price: \$100.00

Total Amount.....\$300.00

Method of Payment: Cash
 Check/M.O.#:
 Payment: \$300.00
 Change Due: \$0.00
 Application: sandra.cantu
 Inspector: roy.cantu
 Receipt: sandra.cantu

Sandra Cantu 2/5/2025
 Cashier 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.

Adriana M Venecia
Signature of Owner or Applicant

2-5-2025
Date