

JUNE 2025

**SUBMITTAL**

<b>DATE</b>	<b>FOR APPROVAL BY</b>							<b>ROUTING</b>	<b>RETURNED</b>	<b>RECEIVED BY</b>
<b>06/18/25</b>	<b>C.COURT ON 06/24/25</b>							<b>STAFF</b>	<b>DATE</b>	<b>STAFF</b>
	<b>APPLICANT</b>	<b>LEGAL DESCRIPTION</b>	<b>LOT</b>	<b>BLOCK</b>	<b>PERMIT#</b>	<b>REQUEST</b>	<b>STAFF</b>		<b>BY C.COURT</b>	
6/16/2025	JESUS GARCA	SENDERO TRAILS PH 1	19	4-9126	LIGHT	AA				

*Jesus Garcia* 6/18/25



# 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: 4-9126

### 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: Jesus Garcia

Address: 16800 Spur Trail  
Edinburg TX  
78542

Phone: 254-~~9138~~ 200-9138

Approved by Environmental Health:	Temporary Service	Final Service
	Authorized Signature	Authorized Signature
Inspection/Permit No:		Pre-Installed OSS
Date Approved:	/ /	6 / 16 / 25

Water Supplier: N/A

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

Account/ESI No.: 1000138678  
 Temporary Pole  Permanent Service

regarding the land described as:

Sendero Trails Ph. 1 lot 19

on June 24, 2025, 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 3/28/06);
- 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]);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



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Precinct 1 2 3 4

**Anthony Uresti**  
Director of Planning

Application No: \_\_\_\_\_

### 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: Jesus Garcia

Address: 16000 Spur trail  
Edinburg TX 78542

Phone: 254-220-9139

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

Sendero Trails Ph. 1 lot 19

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

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

Jesus Garcia  
Requesting Party (Signature)

6-16-25  
Date

**ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:**

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

.....  
This part to be filled out by receiving county official:

Location of land verified and completed request accepted by Hidalgo County for processing on:

6/16/25  
Date

[Signature]  
County Official



COUNTY OF HIDALGO  
PLANNING DEPARTMENT

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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Permit No.: Permit 4-9126  
Receipt No.: 037981  
S2462-01-000-0019-00

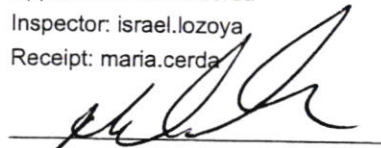
GARCIA JESUS HUMBERTO & ZARINA VANESSA  
2406 PUEBLO ST  
MISSION, TX 78504  
(254) 220-9139  
(956) 532-7440

- [1] Contractor: DYNASTY CONST.
- [2] Water System: City of Edinburg
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 4197Sq.Ft.
- [5] Legal Description: SENDERO TRAILS PH 1 LOT 19
- [6] Location: FM 490 & EXPRESSWAY 281
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$335000
- [10] Flood Zone: Zone C

Community Panel Number: 4803340225B  
Precinct: 4  
Certification of Elevation Required: No  
Setbacks: Front 150', Rear 50', Side 50', Side 50', Corner '  
Special Conditions: MUST COMPLY WITH ALL SETBACKS AND REGULATIONS REQUIRED BY THE HCPD  
Description: Permit 4-9126  
Price: \$30.00

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

Method of Payment: Check  
Check/M.O.#: 11880  
Payment: \$30  
Change Due: \$0.00  
Application: maria.cerda  
Inspector: israel.lozoya  
Receipt: maria.cerda

  
Cashier

12/03/24  
Date

10#711053

[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 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

12-3-24  
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 WITH VENDOR'S LIEN**

**Date:** August 8, 2022

**Grantor:** Pim-Haans Family, L.P., a Texas limited partnership

**Grantor's Mailing Address:**

2301 East Greenbriar Square  
McAllen, Texas 78503  
Hidalgo County

**Grantee:** Jesus Humberto Garcia and wife, Zarina Vanessa Garcia

**Grantee's Mailing Address:**

2406 Pebble Street  
Mission, Texas 78574  
Hidalgo County

**Consideration:** Cash and a note of even date executed by Grantee and payable to the order of Vantage Bank Texas in the principal amount of ONE HUNDRED SIXTY THOUSAND AND NO/100THS DOLLARS (\$160,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of Vantage Bank Texas and by a first-lien deed of trust of even date from Grantee to Michael H. Patterson, Trustee.

**Property (including any improvements):**

Lot 19, SENDERO TRAILS SUBDIVISION PHASE I, an Addition to the City of Edinburg, Hidalgo County, Texas, according to the Plat or Map thereof recorded in Volume 50, Page 42 through 49, Map Records of Hidalgo County, Texas.

IT IS UNDERSTOOD AND AGREED THAT GRANTOR IS NOT MAKING AND SPECIFICALLY DISCLAIMS ANY WARRANTIES OR REPRESENTATIONS OF ANY KIND OR CHARACTER, EXPRESS OR IMPLIED, WITH RESPECT TO THE PROPERTY (OTHER THAN GRANTOR'S WARRANTY OF TITLE TO THE PROPERTY AS SET FORTH HEREIN) INCLUDING, BUT NOT LIMITED TO, ALL WARRANTIES OR REPRESENTATIONS AS TO ZONING, TAX CONSEQUENCES, PHYSICAL OR ENVIRONMENTAL CONDITIONS, AVAILABILITY OF ACCESS, INGRESS OR EGRESS, OPERATING HISTORY OR PROJECTIONS, VALUATION, GOVERNMENTAL APPROVALS, GOVERNMENTAL REGULATIONS OR ANY OTHER MATTER OR THING RELATING TO OR AFFECTING THE PROPERTY, INCLUDING, WITHOUT LIMITATION, (I) THE VALUE, CONDITIONS, MERCHANTABILITY, MARKETABILITY, PROFITABILITY, SUITABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE OF THE PROPERTY, (II) THE MANNER OR QUALITY OF THE CONSTRUCTION OR MATERIALS INCORPORATED INTO ANY OF THE PROPERTY AND (III) THE MANNER, QUALITY, STATE OF REPAIR OR LACK OF REPAIR OF THE PROPERTY. GRANTEE HAS NOT RELIED UPON

AND WILL NOT RELY UPON, EITHER DIRECTLY OR INDIRECTLY, ANY REPRESENTATION OR WARRANTY OF GRANTOR OR ANY AGENT OF GRANTOR. GRANTEE REPRESENTS THAT IT IS A KNOWLEDGEABLE PURCHASER OF REAL ESTATE AND THAT IT IS RELYING SOLELY ON ITS OWN EXPERTISE AND THAT OF GRANTEE'S CONSULTANTS IN PURCHASING THE PROPERTY. GRANTEE HAS CONDUCTED SUCH INSPECTIONS AND INVESTIGATIONS OF THE PROPERTY AS GRANTEE DEEMS NECESSARY, INCLUDING, BUT NOT LIMITED TO, THE PHYSICAL AND ENVIRONMENTAL CONDITIONS THEREOF, AND IS RELYING UPON SUCH INSPECTIONS IN ELECTING TO PURCHASE THE PROPERTY. GRANTEE ACCEPTS THE PROPERTY IN ITS CURRENT "AS IS, WHERE IS" CONDITION, WITH ALL FAULTS. GRANTEE FURTHER ACKNOWLEDGES AND AGREES THAT THERE ARE NO ORAL AGREEMENTS, WARRANTIES OR REPRESENTATIONS, COLLATERAL TO OR AFFECTING THE PROPERTY BY GRANTOR, ANY AGENT OF GRANTOR OR ANY THIRD PARTY. GRANTOR IS NOT LIABLE OR BOUND IN ANY MANNER BY ANY ORAL OR WRITTEN STATEMENTS, REPRESENTATIONS, OR INFORMATION PERTAINING TO THE PROPERTY FURNISHED BY ANY REAL ESTATE BROKER, AGENT, EMPLOYEE, SERVANT OR OTHER PERSON, UNLESS THE SAME ARE SPECIFICALLY SET FORTH OR REFERRED TO HEREIN.

**Reservations From and Exceptions to Conveyance and Warranty:**

- A. Right-of-Way Easement granted by Eladia Gonzalez, a widow to the County of Hidalgo, by instrument dated August 18, 1958, recorded in Volume 922, Page 547, Deed Records of Hidalgo County, Texas.
- B. Right-of-Way Easement granted by Anita G. Gonzalez, et al to David Gonzalez, et al, by instrument dated November 7, 1975, recorded in Volume 1466, Page 411, Deed Records of Hidalgo County, Texas.
- C. Right-of-Way Easement granted to Central Power and Light Company, by instruments recorded in Volume 354, Page 364 and Volume 1644, Page 384, Deed Records of Hidalgo County, Texas.
- D. Right-of-Way Easement as shown by instrument dated May 19, 1990, recorded in Volume 2917, Page 974, Official Records of Hidalgo County, Texas.
- E. Right-of-Way Easement as shown by instrument dated March 1, 1990, recorded in Volume 2879, Page 718, and Volume 2894, Page 749, both in Official Records of Hidalgo County, Texas.
- F. Fifteen foot (15') Utility Easements along the North and South lines of the subject land, according to the Map or Plat thereof, filed for record in Volume 50, Pages 42 through 49, Map Records of Hidalgo County, Texas.
- G. Ten foot (10') Utility Easements along the East and West lines of the subject land, according to the Map or Plat thereof, filed for record in Volume 50, Pages 42 through 49, Map Records of Hidalgo County, Texas.
- H. Easements and Conditions as shown on the Map or Plat thereof, filed for record in Volume 50, Pages 42 through 49, Map Records of Hidalgo County, Texas.
- I. Easements or claims of easements which are not a part of the public record.
- J. No structures permitted over any easement, according to the Map or Plat thereof, filed for record in Volume 50, Pages 42 through 49, Map Records of Hidalgo County, Texas.
- K. One hundred and fifty foot (150') Minimum Setback Line for the front of the subject land, according to the Map or Plat thereof, filed for record in Volume 50, Pages 42 through 49, Map Records of Hidalgo County, Texas.

- L. Fifty foot (50') Minimum Setback Lines for the rear and sides of the subject land, according to the Map or Plat thereof, filed for record in Volume 50, Pages 42 through 49, Map Records of Hidalgo County, Texas.
- M. Reservations of oil, gas, and other minerals, together with all rights relative thereto, express or implied, reserved to grantor in Deeds recorded in Volume 1466, Page 407, and Volume 1466, Page 409, Deed Records of Hidalgo County, Texas, and by Deeds filed for record in the Office of the County Clerk of Hidalgo County, Texas, on May 31, 2001, under Clerk's File Nos. 987642, 987643, 987644, and 987645; reference to which instruments is made for all intents and purposes.
- N. Liens for assessments as set out in Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas, on April 3, 2006, under Clerk's File No. 1598031, amended Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas, on April 20, 2007, under Clerk's File No. 1748916, amended Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas, on January 11, 2008, under Clerk's File No. 1844746, amended Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas, on April 22, 2014, under Clerk's File No. 2505773.
- O. Any right, interest or claim that may exist, arise or may be asserted against the title under or pursuant to the Perishable Agricultural Commodities Act of 1930, as amended, 7 USC 499a et seq., the Packers and Stockyard Act of 1921, as amended, 7 USC 181 et seq., or any similar state laws.
- P. Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas, on April 3, 2006, under Clerk's File No. 1598031, amended Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas, on April 20, 2007, under Clerk's File No. 1748916, amended Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas, on January 11, 2008, under Clerk's File No. 1844746, amended Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas, on April 22, 2014, under Clerk's File No. 2505773, and Restrictions as shown on the map recorded in Volume 50, Pages 42 through 49, Map Records of Hidalgo County, Texas, but omitting any covenant condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.
- Q. Standby fees, taxes and assessments by any taxing authority for the year 2022 and subsequent years, but not subsequent assessments for prior 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 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.

Vantage Bank Texas, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of Vantage Bank Texas and are transferred to Vantage Bank Texas without recourse against Grantor.

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

Pim-Haans Family, L.P., a Texas limited partnership

By: Pim-Haans Management Company, a Texas Corporation

Its: General Partner

By: *[Signature]*, President  
Maria Y. Haanschoten, President

STATE OF NC )

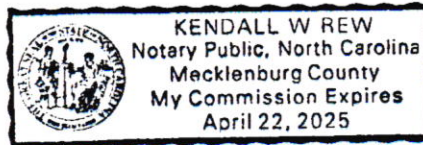
COUNTY OF Mecklenburg

This instrument was acknowledged before me on August 8<sup>th</sup>, 2022, by Maria Y. Haanschoten, President of Pim-Haans Management Company, a Texas Corporation in its capacity as General Partner of Pim-Haans Family, L.P., a Texas limited partnership, on behalf of said partnership.

*[Signature]*  
Notary Public, State of North Carolina

**PREPARED IN THE OFFICE OF:**

GF#104394 MH  
WINGATE LAW OFFICES, PLLC  
7000 NORTH 10TH STREET  
2ND FLOOR, STE C5  
MCALLEN, TEXAS 78504  
CHIEF DOC# 104394-WDJG



**AFTER RECORDING RETURN TO:**

Jesus Humberto Garcia  
Zarina Vanessa Garcia  
2406 Pebble Street  
Mission, Texas 78574