

| <b>PLANNING DEPT. PCT 3 CERTIFICATE OF PLAT &amp; UTILITY STATUS</b> |                             |                        |
|--|-----------------------------|------------------------|
|  | <b>APPLICANT</b>            | <b>APPLICATION NO.</b> |
| 1.   | CARLOS MORENO               | 3-7450                 |
| 2.   |                             |                        |
| 3.   |                             |                        |
| 4.   |                             |                        |
| 5.   |                             |                        |
| 6.   |                             |                        |
| 7.   |                             |                        |
|  |                             |                        |
|  | COMM. COURT: AUGUST 5, 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: 3-7450

### 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: Carlos Moreno

Address: 2804 Nebula St

Phone: (954) 279-0193

| Approved by Environmental Health: | Temporary Service    | Final Service        |
|-----------------------------------|----------------------|----------------------|
| Inspection/Permit No:             | Authorized Signature | Authorized Signature |
| Date Approved:                    | <u> / /</u>          | <u>7/7/25</u>        |

Water Supplier: Agua SUD

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

Account/ESI No.: 100327894

[ ] Temporary Pole [X] Permanent Service

regarding the land described as:

El Lucero Ph2 Lot 112

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 8/6/2008);

(verified by Bundra Carter);

(verified by Rudr);

(verified by Rudr);

(verified by Bundra Carter);

Shante  
Planning Department Authorized Signature

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

\_\_\_\_\_  
Date

ATTEST:

\_\_\_\_\_  
Hidalgo County Clerk

\_\_\_\_\_  
Date



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**Anthony Uresti**  
Director of Planning

Application No: 3-7450

### 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: Carlos Moreno  
Address: 2806 Nebula St  
Sullivan City 78595  
Phone: 956279-0193

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

El Lucero Pn2 Lot 112

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

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

Carlos Moreno  
Requesting Party (Signature)

7.7.25  
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:

7/7/25  
Date

[Signature]  
County Official

**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.**

**ASSUMPTION WARRANTY DEED**

**Date:** June 23, 2025

**Grantor:** Roberto Balderas Guajardo joined herein proforma by his wife, Asucena Luna Martinez

**Grantor's Mailing Address:**

327 El Sendero Dr.  
Sullivan City, Texas 78595

**Grantee:** Carlos Moreno

**Grantee's Mailing Address:**

PO Box 118  
Mission, Texas 78573

**Consideration:** TEN AND NO/100 DOLLARS and other good and valuable consideration and Grantee's assumption of a first-lien note which Grantee assumes and promises to pay according to the note's terms all principal and interest remaining unpaid. The note is dated March 8, 2022, is in the principal amount of \$26,500.00, and is executed by Roberto Balderas Guajardo, payable to the order of El Lucero Investments, LLC, a Texas limited liability company. It is secured by a vendor's lien retained in deed and by a deed of trust on that property both filed for record in the Office of the County Clerk of Hidalgo County, Texas on March 18, 2022, as Document Nos. 332224 and 332225, respectively. As further consideration, Grantee promises to keep and perform all the covenants and obligations named in that deed of trust and to indemnify Grantor against any damages caused by Grantee's breach of obligations under this assumption.

**Property (including any improvements):**

Lot 112, El Lucero Subdivision Phase II, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 55, Pages 132-134, Map Records, Hidalgo County, Texas.

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

Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded instruments, other than conveyances of the surface estate, that affect the property; taxes for the current year, the payment of which Grantee assumes.


Grantor, for the consideration, receipt of which is acknowledged, 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 any wise belonging, to have and hold it to Grantee,

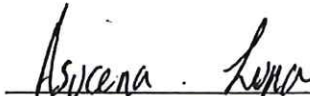
Grantor, for the consideration, receipt of which is acknowledged, and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold 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 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 shall become absolute.

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

**No title examination was requested in connection with the preparation of this document nor was any made. The preparer expresses no opinion on title to this property.**

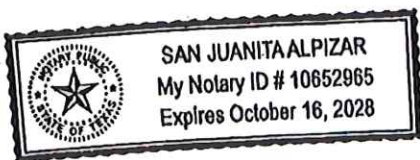
  
\_\_\_\_\_  
Roberto Balderas Guajardo

  
\_\_\_\_\_  
Asucena Luna Martinez

#### ACKNOWLEDGMENT

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on 6-23, 2025, by Roberto Balderas Guajardo and Asucena Luna Martinez



  
\_\_\_\_\_  
Notary Public



Chapter 232, Texas Local Government Code  
COUNTY OF HIDALGO  
PLANNING DEPARTMENT

7/7/2025 10:22:57 AM

Permit No.: Permit 3-7450

Receipt No.: 041503

E4395-02-000-0112-00

|                         |                               |                           |
|-------------------------|-------------------------------|---------------------------|
| Main Office             | Precinct No. 1 Substation     | Precinct No. 3 Substation |
| 2818 S Business Hwy 281 | 1900 Joa Stephens Ave. Ste. A | 2401 N. Moorefield Rd.    |
| Edinburg, Texas 78539   | Weslaco, Texas 78596          | 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         |

MORENO CARLOS  
2806 NEBULA ST  
SULLIVAN CITY, TX 78595  
(956) 279-0193  
(956) 279-0193

- [1] Contractor: SELF
- [2] Water System: Agua S.U.D.
- [3] Class of Work: 29 Residential, move in or relocated building
- [4] Size of Structure: 336Sq.Ft.
- [5] Legal Description: EL LUCERO PH 2 LOT 112
- [6] Location: El Pinto Rd & Sirla St
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$10000
- [10] Flood Zone: Zone C

Community Panel Number: 4803340275B  
Precinct: 3  
Certification of Elevation Required: No  
Setbacks: Front 25', Rear 35', Side 6', Side 10S', Corner '  
Special Conditions: Must comply with all setbacks and regulations required by HC Planning Dept.  
Description: Permit 3-7450  
Price: \$200.00

**Total Amount.....\$200.00**

Method of Payment: Cash  
Check/M.O.#:  
Payment: \$200.00  
Change Due: \$0.00  
Application: sandra.cantu  
Inspector: Isidro.casanova  
Receipt: sandra.cantu

*Sandra Cantu*  
Cashier

*7/7/25*  
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.

*Carlos Moreno*  
Signature of Owner or Applicant

*7.7.25*  
Date

