



Anthony Uresti
Director of Planning

Main Office
2818 S. Business Hwy
281
Edinburg, Texas 78539
956-318-2840

Ste. A
1900 Joe Stephens Ave.
Westaco, TX 78596
956-968-4734

Precinct No. 1 Substation
2401 N. Moorefield Rd.
Mission, TX 78572
956-205-7045

Precinct No. 3 Substation
2401 N. Moorefield Rd.
Mission, TX 78572
956-205-7045

PLANNING DEPARTMENT

County of Hidalgo

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: Rene Cisneros

Address: 415 Primrose Ave
Edinburg TX 78541

Phone: 956-652-0151

regarding the land described as:

Los Venados Ph. No 104622

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):

10/2/05	(Date approved)	10/2/05	verified by	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.

ATTEST:

Planning Department Authorized Signature

Hidalgo County Judge

Date

Hidalgo County Clerk

Date

Precinct 1 2 3 4

Application No: 4-9541

Approved by Temporary Service	Environmental Health:	Authorized Signature	Inspection/Permit No:	Date Approved:
Final Service	Authorized Signature	Authorized Signature	Authorized Signature	7/23/25

Water Supplier: North Plains Water Supply

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

Account/ESI No.: N/A

Temporary Pole Permanent Service

(verified by)

(verified by)

(verified by)

(verified by)

(Date approved)

PLANNING DEPARTMENT

County of Hidalgo



Anthony Uresti
Director of Planning

Precinct No. 3 Substation 2401 N. Moorefield Rd. Mission, TX 78572 956-205-7045	Precinct No. 1 Substation 1900 Joe Stephens Ave. Ste. A Westaco, TX 78596 956-968-4734	Main Office 2818 S. Business Hwy 281 Edinburg, Texas 78539 956-318-2840
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Precinct 1 2 3 (4)
Application No: 4-9541

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: Rene Cisneros

Address: 2615 Fimmer Ave
Edinburg TX 78541

Phone: (956) 657-0151

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

Los Venados Ph.L. lot 622

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) [Signature]

Date 7/24/25

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:

County Official [Signature]

Date 7/23/25



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

Permit No.: Permit 4-9541
Receipt No.: 040206
L6446-06-000-0622-00

CISNEROS RENE & MARIA ISABEL ZUNIGA
2615 PRIMROSE AVE APT 1
EDINBURG, TX 78542
(956) 656-0151
(956) 656-0151

[1] Contractor: CJE CONSTRUCTION LLC

[2] Water System: City of Edinburg

[3] Class of Work: 25 Residential, new, Single Family Dwelling

[4] Size of Structure: 3260sq.Ft.

[5] Legal Description: LOS VENADOS PH 6 LOT 622

[6] Location: HWY 281 AND HWY 186 (BUCK FAWN DR.) (CJE


CONSTRUCTION C/O ELOISA)

[7] Sewage: N/A

[8] Construction Type: Brick

[9] Est. Cost of Construction: \$125510

[10] Flood Zone: Zone C

Community Panel Number: 4803340225B
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 100', Rear 15', Side 20', Side 20', Corner'
Special Conditions: MUST COMPLY WITH ALL SETBACKS AND REGULATIONS REQUIRED BY THE HCPD
Description: Permit 4-9541
Price: \$200.00
Total Amount: \$200.00
Method of Payment: Check
Check/M.O.#: 14991
Payment: \$200.00
Change Due: \$0.00
Application: alex.anton
Inspector: angel.delacorda
Receipt: alex.anton
Casher: 
Date: 4/22/25

[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 FLOOR 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 FOREGOING 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 CONTRACTORS 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: 
Date: 4/22/25

Warranty Deed with Vendor's Lien

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.

Date: March 17, 2025

Grantor: LORI SUE TAYLOR, formerly known as LORI SUE ZAMBRANO, a single person

Grantor's Mailing Address: 21125 Buck Fawn Dr. Edinburg, Texas 78542 Hidalgo County

Grantee: RENE CISNEROS and wife, MARIA ISABEL ZUNIGA

Grantee's Mailing Address: 2615 Primrose Ave, Apt. 1 Edinburg, Texas 78541 Hidalgo County

Consideration: TWO HUNDRED SEVENTEEN THOUSAND FOUR HUNDRED AND NO/100 DOLLARS (\$217,400.00) which said sum represents the first draw on that certain note in the principal amount of FOUR HUNDRED TWENTY-NINE THOUSAND AND NO/100 DOLLARS (\$429,000.00), of even date herewith, executed by Grantee to BANK OF SOUTH TEXAS, 840 N. Cage Blvd., Pharr, Hidalgo County, Texas 78577. The note is secured by a vendor's lien retained in favor of BANK OF SOUTH TEXAS in this deed and by a Deed of Trust of even date from Grantee to DARRYL K. LEMKE, Trustee.

Property (including any improvements): Lot 622, LOS VENADOS SUBDIVISION PHASE VI, an Addition to the City of Edinburg, Hidalgo County, Texas, according to the Plat or Map thereof recorded in Volume 49, Page 30 through 37, Map Records of Hidalgo County, Texas.

Reservations from Conveyance: Subject To: None

Exceptions to Conveyance and Warranty: Subject To:

Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas on April 23, 2004, under Clerk's File No. 1220191, and amendments thereof filed for record in the Office of the County Clerk of Hidalgo County, Texas on August 6, 2003 under Clerk's File No. 1229132, filed for record in the Office of the County Clerk of Hidalgo County, Texas on August 6, 2003 under Clerk's File No. 1253996, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on October 5, 2005, under Clerk's File No. 1529032, Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas, on April 23, 2004, under Clerk's File No. 1326322, amended by instrument filed for record in the Office of the County Clerk of Hidalgo County, Texas, on June 22, 2004, under Clerk's File No. 1349572, Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas, on November 17, 2004, under Clerk's File No. 1405101, amended by

Easements granted to Southwestern Bell Telephone Company as recorded in Volume 785, Page 568, Volume 785, Page 569, Volume 400, Page 632 and Volume 1072, Page 349, Deed Records of Hidalgo County, Texas.

Easement granted to Tennessee Gas Transmission Company as set forth in instrument recorded in Volume 619, Page 164, Deed Records of Hidalgo County, Texas.

Easements granted to Humble Oil and Refining Company as set forth in instruments recorded in Volume 1019, Pages 38, 39, and 40, Deed Records of Hidalgo County, Texas.

Electrical and Utility Easement along the South fifteen feet (15') of the North fifty feet (50') of subject property as shown on plat recorded in Volume 49, Pages 30 through 37, Map Records of Hidalgo County, Texas.

A thirty-five foot (35') Road Easement along the North side of subject property as shown on plat recorded in Volume 49, Pages 30 through 37, Map Records of Hidalgo County, Texas.

A fifteen foot (15') Electrical and Utility Easement along the South side of subject property as shown on plat recorded in Volume 49, Pages 30 through 37, Map Records of Hidalgo County, Texas.

A ten foot (10') Electrical and Utility Easement along the West and East sides of subject property as shown on plat recorded in Volume 49, Pages 30 through 37, Map Records of Hidalgo County, Texas.

Easements and Conditions as shown on the Map or Plat thereof, filed for record in Volume 49, Pages 30 through 37, inclusive, Map Records of Hidalgo County, Texas.

Easements or claims of easements which are not a part of the public record.

A one hundred foot (100.0') building set back line along the front line of the subject land according to the Map or Plat thereof, filed for record in Volume 49, Pages 30 through 37, inclusive, Map Records of Hidalgo County, Texas.

A fifteen foot (15.0') building set back line along the rear line of the subject land according to the Map or Plat thereof, filed for record in Volume 49, Pages 30 through 37, Map Records of Hidalgo County, Texas.

A twenty foot (20.0') building set back line along the sides line of the subject land according to the Map or Plat thereof, filed for record in Volume 49, Pages 30 through 37, Map Records of Hidalgo County, Texas.

Oil, gas and other minerals previously reserved and/or conveyed of record and as reserved in Deeds recorded in Volume 508, Page 247, Volume 67, Page 579, Volume 573, Page 206, Volume 284, Page 436, Volume 822, Page 367, and Volume 180, Page 524, Oil and Gas Lease Records of Hidalgo County, Texas, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on January 12, 1994, under Clerk's File No. 363702, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on February 4, 2005, under Clerk's File No. 1432589.

Memorandum of Oil and Gas Lease executed in favor of Samson Lone Star Limited Partnership, a Texas Limited Partnership, dated November 17, 2005, filed February 8, 2006

September 21, 2007 under Document Number 1808751; filed January 7, 2008 under Document Number 1842934; filed January 29, 2008 under Document Number 1850115 and filed February 25, 2008 under Document Number 1859700, 1859701, Official Records of Hidalgo County, Texas.

Mineral and/or royalty reservation contained in deed dated January 14, 2005, filed February 4, 2005, under Document Number 1432589 and as shown by instrument dated January 31, 2007, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on March 9, 2007, under Clerk's File No. 1731654.

Reservation of all oil, gas, and other minerals, together with all rights relative thereto, express or implied, reserved to grantor in that certain deed from Garco, Ltd., a Texas Limited Liability Company to Lori Sue Zambrano, dated January 31, 2007, filed for record on March 9, 2007, in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 1731654.

Water rights reserved in Deed from Garco, Ltd., a Texas Limited Liability Company, to Lori Sue Zambrano, dated January 31, 2007, filed for record on March 9, 2007, in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 1731654.

Liens for Assessments as set out in Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas on April 23, 2004, under Clerk's File No. 1220191, and filed for record in the Office of the County Clerk of Hidalgo County, Texas, on April 23, 2004, under Clerk's File No. 1326322.

No building permitted over any easements as shown on plat recorded in Volume 49, Pages 30 through 37, Map Records of Hidalgo County, Texas.

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. All ad valorem taxes for the year 2025 and all subsequent years.

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.

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

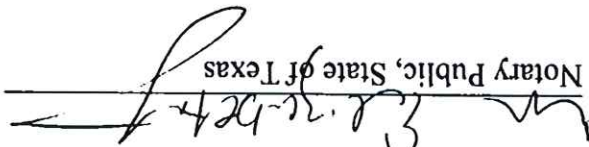
BANK OF SOUTH TEXAS, at the instance and request of the Grantee herein, having advanced and paid in cash to the Grantor herein that portion of the purchase price of the Property as is evidenced by the hereinbefore described \$217,400.00 draw, the vendor's lien, together with the superior title to said Property, is retained for the benefit of **BANK OF SOUTH TEXAS** and the same are hereby transferred and assigned to **BANK OF SOUTH TEXAS**.

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 17 day of March, 2025, by
LORI SUE TAYLOR, FORMERLY KNOWN AS LORI SUE ZAMBRANO.

(SEAL)



Notary Public, State of Texas

