

SEPTEMBER 2025

| SUBMITTAL DATE | FOR APPROVAL BY C.COURT ON | LEGAL DESCRIPTION | LOT | BLOCK | PERMIT# | REQUEST | ROUTING STAFF | RETURNED DATE | RECEIVED BY STAFF |
|-----------------------|-----------------------------------|--------------------------|------------|--------------|----------------|----------------|----------------------|----------------------|--------------------------|
| 8/27/2025 | GRACIELA CASAS | WOODLAND HEIGHTS | 31 | | 4-9421 | UTILITIES | ML | | |

Amelisa Jps
9/3/25



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: 4-9421

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: Graciela Casas
Address: 1613 Vista Chula
Edinburg TX 78539
Phone: 956-540-9225

| Approved by Environmental Health: | Temporary Service | Final Service |
|--------------------------------------|----------------------|----------------------|
| | Authorized Signature | Authorized Signature |
| Inspection/Permit No: | | |
| Date Approved: | / / | |

Water Supplier: N/A
Utility Provider: [] M.V.E.C. [] AEP
Account/ESI No.: N/A
[] Temporary Pole [] Permanent Service

regarding the land described as:

lot 31 Woodland Heights Subd

on September 16th, 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;
- 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 8/8/94)
melissa Lopez
(verified by melissa Lopez)
(verified by aj);
(verified by aj);
(verified by melissa Lopez);

melissa Lopez
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



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Anthony Uresti
Director of Planning

Application No: 4-9421

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: Graciela Casas
Address: 702 Ponciana St
Edinburg TX 78539
Phone: 956-540-9225

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

Woodland Heights Lot 31

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Graciela Casas 8/27/25
Requesting Party (Signature) 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:

8/27/25 Melissa Lopez
Date County Official



COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

Permit No.: Permit 4-9421
Receipt No.: 039585
W7380-00-000-0031-00

CASAS GRACIELA
1613 VISTA CHULA
EDINBURG, TX 78539
(000) 000-0000
(956) 656-0151

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 3180Sq.Ft.
- [5] Legal Description: WOODLAND HEIGHTS LOT 31
- [6] Location: ALAMO RD AND RICHARDSON RD (PONCIANA DR)
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$122430
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 25', Rear 15', Side 7', Side 7', Corner '
Special Conditions: MUST COMPLY WITH ALL SETBACKS AND REGULATIONS REQUIRED BY THE HCPD
Description: Permit 4-9421
Price: \$200.00

Total Amount.....\$200.00

Method of Payment: Check
Check/M.O.#: 14676
Payment: \$200
Change Due: \$0.00
Application: melissa.lopez
Inspector: angel.delacerda
Receipt: melissa.lopez

Melissa Lopez
Cashier

3/18/25
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.

[Signature]
Signature of Owner or Applicant

3/18/25
Date

WARRANTY DEED

688845

DATE: JUNE 25, 1998

GRANTOR: **JUAN BALDERAS AND WIFE, ROSALINDA BALDERAS**

GRANTOR'S MAILING ADDRESS (including county):

RT. 3 BOX 54-C

SAN JUAN, HIDALGO COUNTY, TEXAS 78589

GRANTEE: GRACIELA CASAS

GRANTEE'S MAILING ADDRESS (including county):

1613 VISTA CHULA

EDINBURG, HIDALGO COUNTY, TEXAS 78539

CONSIDERATION: TEN AND NO/100THS DOLLARS (\$10.00) and other good and valuable consideration.

PROPERTY (including any improvements):

LOT 31 (Thirty-one), WOODLAND HEIGHTS SUBDIVISION, Hidalgo County, Texas, as per map or plat thereof record in Volume 29, Page 104, Map Records, Hidalgo County, Texas.

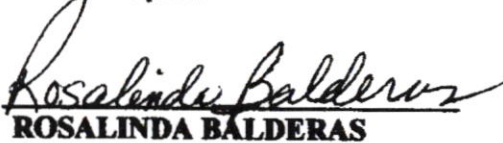
RESERVATIONS FROM AND EXEPTION TO CONVEYANCE AND WARRANTY:

- A. All the oil, gas and other minerals, in, under, or that may be produced from the subject property are excepted herefrom.
- B. Subject to Easements and Right to use proprty canal for irrigation lines, canals and drainage Right-of-Way reserved by the Hidalgo County Water Control and Improvement District No. 1, Recorded in Volume 1194, Page 231 and Volume 960, Page 59, Deed Records of Hidalgo County, Texas.
- C. Subject to Easement for Right-of-Way granted to North Alamo Water Supply Corporation, Recorded in Volume 2999, Page 111, Official records of Hidalgo County, Texas.
- D. Subject to any portion of the property described herein within in the limits or boundaries of any public or private roadway and/or highway and the rights of the public thereto.
- E. Subject to any portion of subject property described herein lying within canal right of way.
- F. Subject to Easements, Rules, Regulations and Rights in favor of Hidalgo County Irrigation District No. 1.
- G. Subject to Easements and reservations as may appear upon the recorded map and dedication of said subdivision.
- H. Subject to all visible and apparent easements on or across property herein described.
- I. Subject to Deed Restrictions of Woodland Heights Subdivision dated March 6, 1995, Filed for Record on March 6, 1995 in the Office of the County Clerk of Hidalgo County, Texas under DOC#439076.

Grantor, for the consideration and subject 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 to hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor'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.

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


JUAN BALDERAS

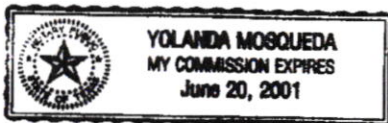

ROSALINDA BALDERAS

(ACKNOWLEDGEMENT)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 25th day of June 1998, by
JUAN BALDERAS AND WIFE, ROSALINDA BALDERAS.


NOTARY PUBLIC, STATE OF TEXAS



NOTARY'S NAME (printed):
YOLANDA MOSQUEDA

My commission expires: 6/20/2001

Filed for Record in:
Hidalgo County, Texas
by Jose Eloy Pulido
County Clerk

On: Jun 26, 1998 at 02:47P

AFTER RECORDING RETURN TO:

Juan Balderas
Rt. 3 Box 54-C
San Juan, Tx. 78589

As a
Recording
Document Number: 688845
Total Fees : 11.00
Receipt Number - 159100
By,
Flo Chavez