



# 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: N/A ID#  
278207

### HIDALGO COUNTY CERTIFICATE OF WATER SERVICE AVAILABILITY UNDER TEXAS LOCAL GOVT. CODE SECTION 232.029(c)(2)

Upon the application of:

Name: Felipe Adriano

Address: 7306 Corera Ln  
Edinburg Tx 78542

Phone: (956) 560-7360

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		11 / 13 / 2025
Date Approved:	/ /	/ /

Water Supplier: North Alamo Water Supply Co.

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

Account/ESI No.: N/A  
 Temporary Pole  Permanent Service

who is the person requesting utility service to subdivided land ("land") described as follows:

Santa Cruz Gardens UT NO. 2 Lot#14 Block#25

[Insert the lot and block number in recorded subdivision, address, or description in deed, etc]

and who has submitted to the court an affidavit as required by Local Govt. Code Sec. 232.029 (f), on November 25th, 2025, the Hidalgo County Commissioners Court approved the issuance of this certificate stating as follows (strike through the statement that does not apply)

~~The land was not subdivided after September 1, 1995, and water service is available within 750 feet of the land.~~

-OR-

The land was not subdivided after September 1, 1995, and water service is available more than 750 feet from the subdivided land and the extension of water service to the land may be feasible, subject to a final determination by the water service provider.

\_\_\_\_\_  
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: N/A ID#  
278207

### AFFIDAVIT TO APPLY TO THE COUNTY OF HIDALGO FOR CERTIFICATE OF WATER SERVICE AVAILABILITY UNDER TEXAS LOCAL GOVT. CODE SECTION 232.029(c)(2)

[Note: To be eligible, the land must not have been subdivided after September 1, 1995.]

THE STATE OF TEXAS §  
COUNTY OF HIDALGO §

BEFORE ME, the undersigned authority, on this day personally appeared

FELIPE ADRIANO

Known to me [or proved to me in the oath of \_\_\_\_\_ or through TX DL #04682021 (description of federal or state government ID card with photograph and signature)], who swore on oath that the following two statements are true:

1. "I am requesting utility service to the following described land:

7306 CEREZA LN EDINBURG, TX 78542  
Santa Cruz Gardens of No. 2 Lot #16 Block #25  
[Insert the lot and block number in recorded subdivision, address, or description in deed, etc]

2. "The land described above has been sold or conveyed to me."

AND [strike through the statement below that does not apply]

3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

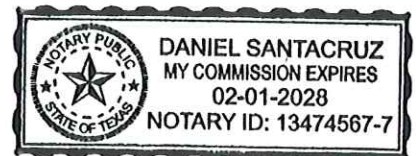
-OR-

3B. "The land was on August 31, 1999, located in the extraterritorial jurisdiction of a municipality as determined by Local Govt. Code Chapter 42; and the land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1999."

Felipe Adriano (Signature)

SUBSCRIBED AND SWORN TO before me on November 13<sup>th</sup>, 2025, to certify which, witnesses my hand and seal of office.

NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS



## GIFT DEED

**Date:** February 2, 2011

**GRANTOR:** FRANCISCO ADRIANO

**GRANTOR'S MAILING ADDRESS:** PO Box 4643  
Edinburg, Texas 78540

**GRANTEE:** FELIPE ADRIANO

**GRANTEE'S MAILING ADDRESS:** 7406 Cereza Lane  
Edinburg, Texas 78542

**GRANTEE:** ERNESTO ADRIANO

**GRANTEE'S MAILING ADDRESS:** 7312 Cereza Lane  
Edinburg, Texas 78542

**GRANTEE:** ADRIAN ADRIANO

**GRANTEE'S MAILING ADDRESS:** 7406 Cereza Lane  
Edinburg, Texas 78542

**GRANTEE:** MIGUEL ADRIANO

**GRANTEE'S MAILING ADDRESS:** 7304 Cereza Lane  
Edinburg, Texas 78542

**GRANTEE:** FRANCISCO ADRIANO

**GRANTEE'S MAILING ADDRESS:** PO Box 4643  
Edinburg, Texas 78541

**GRANTEE:** HERIBERTO ADRIANO

**GRANTEE'S MAILING ADDRESS:** 7406 Cereza Lane  
Edinburg, Texas 78541

**CONSIDERATION:** For the love and affection Grantor has and bear unto his brothers Felipe Adriano, Ernesto Adriano, Adrian Adriano, Miguel Adriano, and Heriberto Adriano.

### PROPERTY (INCLUDING ANY IMPROVEMENTS):

An undivided 1/5 interest to:  
Felipe Adriano  
Ernesto Adriano  
Francisco Adriano  
Heriberto Adriano

An undivided 1/10 interest to:  
Adrian Adriano  
Miguel Adriano

Of the following property:

2.50 acres of land out of Lot Sixteen (16), Block Twenty-Five (25), Santa Cruz Gardens, Unit #2, Hidalgo County, Texas.

**RESERVATION FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:**

Easements, right-of-way, and prescriptive rights whether of record or not; all presently recorded instruments, other than liens and conveyances, that affect the property.

Grantors, for the consideration and subject to the reservations from exceptions to Conveyance and warranty, grant, sell, and convey to Grantee all of Grantors' interest in 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, executors, administrators, successors, and assigns forever.

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

Grantee assumes all ad valorem taxes due the property for the current year.



FRANCISCO ADRIANO

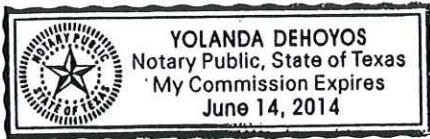
STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on February 2, 2011, by FRANCISCO ADRIANO.



Notary Public, State of Texas



AFTER RECORDING RETURN TO:

FRANCISCO ADRIANO  
PO BOX 4643  
EDINBURG, TEXAS 78540

**THIS INSTRUMENT WAS PREPARED BASED ON INFORMATION FURNISHED BY THE PARTIES. NO TITLE EXAMINATION WAS REQUESTED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT, NOR WAS ANY MADE, THE PREPARER EXPRESSES NO OPINION REGARDING THE VALIDITY OF THIS TITLE OR WHETHER THERE ARE ANY DEFECTS IN TITLE.**

VOL 2020 PAGE 398

The State of Texas,  
County of HIDALGO

797011  
Know All Men by These Presents.

That we, Harold Munal and Dan Powell each claiming other property as our homesteads

of the County of Hidalgo State of Texas for and in consideration  
of the sum of

TEN AND NO/100 ----- DOLLARS

and other good and valuable consideration to us paid, and secured to be paid, by Francisco Adriano, the receipt of which is hereby acknowledged, and the further consideration of the sum of Eight Thousand Five Hundred and No/100 (\$8,500.00) Dollars, as evidenced by one certain promissory note ~~xxxxxxx~~ of even date herewith in said amount, executed by Francisco Adriano, and payable to the order of Harold Munal and Dan Powell, upon the terms, and conditions as specified thereon, said note containing the usual and customary provisions as to acceleration of maturity and attorney's fees for collection, the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a Deed of Trust of even date herewith to Ronald A. Case, Trustee,

have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey, unto the said

Francisco Adriano  
P.O. Box 3361 McAllen, Texas 78501

of the County of Hidalgo State of Texas all that certain

tract of land situated in Hidalgo County, Texas, and described as follows, to-wit:

2.50 acres of land out of Lot Sixteen (16), Block Twenty-five (25), Santa Cruz Gardens, Unit #2, Hidalgo County, Texas, and being more particularly described as follows, to-wit:  
BEGINNING at an iron pipe on the Northwest corner of said Lot 16, for the Northwest corner of the following described tract of land.  
THENCE, with the North line of Lot 16, South 81 deg. 37' East, at 30.0 feet pass the East line of proposed private road and at 300.0 feet an iron pipe, at the Northeast corner of Lot 16, for the Northeast corner hereof;  
THENCE, with the East line of Lot 16, South 8 deg. 23' West, 363.0 feet to an iron pipe, for the Southeast corner hereof;  
THENCE, parallel to the North line of Lot 16, North 81 deg. 37' West, at 270.0 feet pass the East line of proposed private road and at 300.0 feet an iron pipe on the West line of lot 16, for the Southwest corner hereof;

278207

THENCE, with the West line of Lot 16, North 8 deg. 23' East, 363.0 feet to the Place of Beginning. Containing 2.50 acres of land, more or less, of which the West 30.0 feet, comprising 0.25 acre, is hereby set aside for private road easement.

Save and except all oil, gas and other minerals, and all geothermal energy. Save and except (to the fullest extent permitted by law) all water rights and rights to water (whether riparian, appropriative or otherwise) presently appended or annexed to said property. Easements and reservations as may be reflected by the map and plat of record. Rights, rules, regulations and easements in favor of Santa Cruz Irrigation District No. 15. Subject to existing lien of record which grantee does not assume.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Francisco Adriano, his

heirs and assigns forever and we do hereby bind ourselves

heirs, executors and administrators, to Warrant and Forever Defend, all and singular the said premises unto the said Francisco Adriano, his

heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

But it is expressly agreed and stipulated that the Vendor's Lien is retained against the above described property, premises and improvements, until the above described note, and all interest thereon are fully paid according to the face and tenor, effect and reading, when this deed shall become absolute.

WITNESS our hands at McAllen, Texas

this 4th day of November

19 83

*Harold Muna*  
Harold Muna

*Dan Powell*  
Dan Powell

XXXXXXXXXXXXXXXXXXXX

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

ACKNOWLEDGMENT

THE STATE OF TEXAS,  
COUNTY OF HIDALGO

BEFORE ME, the undersigned authority, on this day personally appeared  
Harold Munal and Dan Powell

known to me to be the person S whose name S subscribed to the foregoing instrument, and acknowledged to me  
that t hy executed the same for the purposes and consideration therein expressed.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 30th day of April A.D. 19 84

(L.S.)

My Commission Expires: 6/26/84

Donna Munal  
Notary Public in and for the State of Texas  
Donna Munal

ACKNOWLEDGMENT

THE STATE OF TEXAS,  
COUNTY OF

BEFORE ME, the undersigned authority, on this day personally appeared

known to me to be the person whose name subscribed to the foregoing instrument, and acknowledged to me  
that he executed the same for the purposes and consideration therein expressed.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the day of A.D. 19

(L.S.)

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public in and for the State of Texas

CORPORATION ACKNOWLEDGMENT

THE STATE OF TEXAS,  
COUNTY OF

BEFORE ME, the undersigned authority, on this day personally appeared

\_\_\_\_\_, known to me to be the person and officer  
whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said

a corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein  
expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the day of A.D. 19

(L.S.)

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public in and for the State of Texas

THE STATE OF TEXAS,  
COUNTY OF

I HEREBY CERTIFY that the foregoing instrument of writing with its certificate of authentication, was filed for

record in my office on the day of , A. D. 19 at o'clock M.,

and was duly recorded by me on the day of A. D. 19

in Vol. , page , of the Records of said County.

WITNESS MY HAND and the Seal of the County Court of said County, at my office in  
the day and year last above written.

\_\_\_\_\_  
County Clerk County, Texas

792701  
130

**Warranty Deed**

(WITH VENDOR'S LIEN)

FROM

TO

FILED FOR RECORD

This.....day of....., A. D. 19.....

at.....o'clock.....M.

By.....  
County Clerk

By.....  
Deputy

In.....  
County Records

In Book.....  
Page.....

By.....  
County Clerk

Deputy

FILED FOR RECORD  
AUG 14 2008  
EDGAR RUIZ  
COUNTY CLERK  
HIDALGO COUNTY TEXAS

Recording Fee \$.....

This instrument should be filed immediately with the County Clerk for Record.

Return to: CK # 120

Mural Corp.  
800 N. McCoil 137  
McAllen Texas 78501



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

APPLICATION NO:  
39272  
12/17/1998

Main Office      Precinct No. 1 Substation      Precinct No. 3 Substation  
2818 S Business Hwy 281      1900 Joe 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

S1700-02-025-0016-01

[1] OWNER:

[7] LEGAL DESC./NAME OF SUBDIVISION:

Telephone No.

LOCATION 0

[2] CONTRACTOR: SELF

[8] SEWAGE: EXIST

[3] WATER SYSTEM: NALA

[9] CONSTRUCTION TYPE: WOOD

[4] PURPOSE OF APPLICATION:

[10] EST. COST OF CONST.: \$26000

[5] SIZE OF STRUCTURE: 1216 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA:  YES

[6] USE OF BUILDING: RESIDENTIAL

NO

<p><b>Special Conditions: No construction allowed over any easements.</b> RELOCATE LIGHT METER # 92152860</p> <p><i>Permit was for a replacement</i></p> <p>Prepared By _____ Date _____</p> <p>Approved By _____ Date _____</p> <p>Signature of Owner or Applicant _____ Date _____</p>	<p>FOR COUNTY USE ONLY APPLICATION FEES</p> <p>TOTAL AMOUNT . . . . . \$10.00</p> <p>Light [ ]      Water [ ]</p> <p>Flood Zone: C</p> <p>Panel No./Suffix: _____ Pct. 0</p> <p>Community No.: _____</p> <p>Certification of Elevation Required: <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> BFE</p> <p>A. Setbacks front, side &amp; rear shall be in any deed restrictions.</p> <p>B. No more than one single family residence per lot.</p> <p>C. Applicant shall comply with all of the plat and/or deed restrictions and requirements affecting the lot.</p> <p>D. Permit fee shall be doubled for construction commencing or structures moved in prior to obtaining a permit.</p> <p>E. Applicant/owner states that no structures exist on this tract of land. If found in violation, permit may be revoked.</p>
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[ NOTICE ]

SEPARATE PERMITS ARE REQUIRED FOR SEPTIC TANKS. THIS PERMIT BECOMES NULL AND VOID 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 ANYTIME AFTER WORK IS COMMENCED.

I HEREBY CERTIFY THAT I HAVE 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 OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.