

NOV. 2025

| SUBMITTAL | FOR APPROVAL BY | LEGAL DESCRIPTION | LOT | BLOCK | PERMIT# | REQUEST | ROUTING | RETURNED | RECEIVED BY |
|-------------|---------------------|-------------------------|-----|-------------|------------|---------|------------|----------|-------------|
| DATE 11-25- | C.COURT ON | | | | | | STAFF | DATE | STAFF |
| 25 | APPLICANT | | | | | | BY C.COURT | | |
| 11/12/2025 | VALENTINA RODRIGUEZ | LOLITA | 2 | 4-10039 | P-SERVICE | MC | | | |
| | HECTOR RODRIGUEZ | | | | | | | | |
| 11/12/2025 | MARTHA MARTINEZ | HOEHN DRIVE | 11 | 4-9002 | P-SERVICE | MC | | | |
| 11/13/2025 | FELIPE ADRIANO | SANTA CRUZ GARDENS UT N | 6 | 16 N/A - ID | WATER METE | MC | | | |
| | | | | 278207 | | | | | |



PLANNING DEPARTMENT

County of Hidalgo

Rev. 12-21-23

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

RECEIVED
By: DS

NOV 2023
Precinct 1 2 3 4

Hidalgo County

Application No: 4210039

Anthony Uresti
Director of Planning

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:

Valentina S. Rodriguez
C/O Name: Hector Rodriguez

| | | |
|--------------------------------------|----------------------|----------------------------|
| Approved by Environmental Health: | Temporary Service | Final Service |
| Inspection/Permit No: | Authorized Signature | Authorized Signature |
| Date Approved: | / / | Existing 05/11 / 12 / 2023 |

Address: 7006 Tex Mex Rd
Edinburg, TX 78542

Water Supplier: N/A

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

Phone: 959 221 52 99

Account/ESI No.: 1000147976
 Temporary Pole Permanent Service

regarding the land described as:

Lolita Lot # 2

on November 25th, 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 02-11-2004);
- 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



PLANNING DEPARTMENT

Rev. 12-21-23

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Mission, TX 78572
956-205-7045

Precinct 1 2 3 4

Anthony Uresti
Director of Planning

Application No: 4-10039

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: Valentina S. Rodriguez
Name: Hector Rodriguez
Address: 7006 Tex Mex Rd.
Edinburg TX.
Phone: 950) 221 52 99

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

Lolita Lot #2

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

[Signature]
Requesting Party (Signature)

11/6/25
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) IMT

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

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

11/12/25
Date

[Signature]
County Official



Chapter 232, Texas Local Government Code

9/5/2025 10:23:42 AM

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 4-10039
Receipt No.: 042536
L5160-00-000-0002-00

RODRIGUEZ VALENTINA S. GUERRERO
7006 TEX-MEX RD
EDINBURG, TX 78542
(956) 221-5299
(956) 221-5299

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1400Sq.Ft.
- [5] Legal Description: LOLITA LOT 2
- [6] Location: tex mex and tower rd
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$80000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 40', Rear 15', Side 6', Side 6', Corner '
Special Conditions: must comply with all setbacks and regulations required by the hcpd
Description: Permit 4-10039
Price: \$200.00

Total Amount.....\$200.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$200
Change Due: \$0.00
Application: maria.cerda
Inspector: danny.sanchez
Receipt: maria.cerda


Cashier

09/05/25
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.

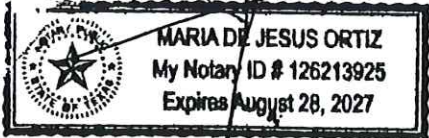

Signature of Owner or Applicant

9/5/25
Date

AFFIDAVIT

STATE OF TEXAS
COUNTY OF HIDALGO

I, **VALENTINA SIMONE RODRIGUEZ-GUERRERO**, with this affidavit acknowledge that **HECTOR RODRIGUEZ LUNA**, has full authority to apply for a development application at the property located at **LOT 2, LOLITA SUBDIVISION** and to submit this application with the Hidalgo County Planning Department. With this affidavit, I am indemnify Hidalgo County and its employees should any negative consequences take place as a result of my authorization to allow **HECTOR RODRIGUEZ LUNA** to apply and obtain said services from Hidalgo County.



Valentina S. Rodriguez-Guerrero

SWORN TO AND SUBSCRIBED before me the undersigned authority on this the 18 day of July, 2025.

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

Date: June 5, 2025

Grantor: NOEL SANTOS RAMIREZ and DULCE MARIA RAMIREZ, a married couple

Grantor's Mailing Address (including county): 404 Southland Ave.
Edinburg, Texas 78539
Hidalgo County, Texas

Grantee: VALENTINA SIMONE RODRIGUEZ-GUERRERO

Grantee's Mailing Address (including county): 4205 Sherman Street
Edinburg, Texas 78542
Hidalgo County, Texas

Consideration: Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged.

Property (including any improvements):

Lot 2, LOLITA SUBDIVISION, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 44, Pages 92-94, Map Records, Hidalgo County, Texas.

Reservations from Conveyance and Exceptions to Conveyance and Warranty:

Restrictive covenants recorded in Volume 44, Pages 92-94, Map Records, Hidalgo County, Texas.

Mineral and/or royalty grant(s) and/or reservation(s) in instrument(s) dated June 20, 1955, recorded in Volume 172, Page 242, Deed Records, Hidalgo County, Texas, and subsequent transfers thereof.

Mineral and/or royalty grant(s) and/or reservation(s) in instrument(s) dated May 20, 1955, recorded in Volume 172, Page 247, Deed Records, Hidalgo County, Texas, and subsequent transfers thereof.

Mineral and/or royalty grant(s) and/or reservation(s) in instrument(s) dated May 20, 1955, recorded in Volume 172, Page 248, Deed Records, Hidalgo County, Texas, and subsequent transfers thereof.

Mineral and/or royalty grant(s) and/or reservation(s) in instrument(s) dated August 24, 1959, recorded in Volume 930, Page 572, Deed Records, Hidalgo County, Texas, and subsequent transfers thereof.

Mineral and/or royalty grant(s) and/or reservation(s) in instrument(s) dated August 24, 1959, recorded in Volume 957, Page 569, Deed Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas and Mineral Lease(s) dated May 22, 1952, recorded in Volume 117, Page 34, Oil and Gas Records, and unitized in instrument(s) dated December 16, 1955, recorded in Volume 181, Page 11, Deed Records, Hidalgo County, Texas, and subsequent transfers thereof.

All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records whether listed herein or not.

All leases, grants, exceptions, or reservations of the geothermal energy and associated resources below the surface of the land, together with all rights, privileges and immunities relating thereto, appearing in the public records, whether they are listed herein or not.

Easement dated May 11, 1920, recorded in Volume 113, Page 205, Deed Records, Hidalgo County, Texas.

Easement dated January 20, 1926, recorded in Volume 208, Page 567, Deed Records, Hidalgo County, Texas.

Right of Way Easement dated March 17, 1951, recorded in Volume 716, Page 512, Deed Records, Hidalgo County, Texas.

Easements, rules, regulations and rights in favor of HIDALGO COUNTY IRRIGATION DISTRICT NO. 1.

Easements and reservations as may appear upon the recorded map and dedication of said subdivision.

15.00-foot utility easement along the East side and rear; 40.00-foot building setback or greater for easement across the front; 15.00-foot building setback across the rear; 6.00-foot building setback along the side; as per map recorded in Volume 44, Pages 92-94, Map Records, Hidalgo County, Texas.

Taxes for the year 2025 and 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.

BY THE ACCEPTANCE OF THIS DEED, GRANTEE TAKES THE PROPERTY "AS IS," EXCEPT FOR THE WARRANTIES OF TITLE AS PROVIDED AND LIMITED HEREIN. GRANTOR HAS NOT MADE AND DOES NOT MAKE ANY REPRESENTATIONS AS TO THE PHYSICAL CONDITION, LAYOUT, FOOTAGE, EXPENSES, ZONING, OPERATION OR ANY OTHER MATTER AFFECTING OR RELATED TO THE PROPERTY, AND GRANTEE HEREBY EXPRESSLY ACKNOWLEDGES THAT NO SUCH REPRESENTATIONS HAVE BEEN MADE. GRANTOR MAKES NO OTHER WARRANTIES, EXPRESS OR IMPLIED, OF MERCHANTABILITY, MARKETABILITY, FITNESS OR SUITABILITY FOR A PARTICULAR PURPOSE OR OTHERWISE EXCEPT AS SET FORTH AND LIMITED HEREIN. ANY IMPLIED WARRANTIES ARE EXPRESSLY DISCLAIMED AND EXCLUDED.

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

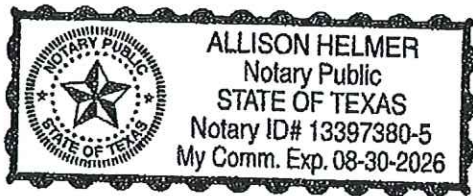
Noel Santos Ramirez
NOEL SANTOS RAMIREZ

Dulce Maria Ramirez
DULCE MARIA RAMIREZ

(Acknowledgment)

STATE OF TEXAS
COUNTY OF Hidalgo

This instrument was acknowledged before me on the 5th day of June, 2025, by NOEL SANTOS RAMIREZ and DULCE MARIA RAMIREZ, a married couple.



Allison Helmer
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
VALENTINA SIMONE RODRIGUEZ-GUERRERO
4205 Sherman Street
Edinburg, Texas 78542

PREPARED BY:
LEWIS PEÑA FALCON & COOK
Attorneys At Law
3111 W. Freddy Gonzalez Drive
Edinburg, Texas 78539
GF#: 959506; AH:ma