

MARCH 2026

SUBMITTAL DATE	FOR APPROVAL BY C.COURT ON	APPLICANT	LEGAL DESCRIPTION	LOT	BLOCK	PERMIT#	REQUEST	ROUTING STAFF	RETURNED DATE	RECEIVED BY STAFF
2/13/2026		ISMAEL RAMIREZ	TEX-MEX SURVEY	14	260	4-10422	UTILITIES	MC		
2/24/2026		CASSANDRA Y ORTEGA	SANTA CRUZ GARDENS NO.2	5	20	4-10277	UTILITIES	MC		

④ 02-24-2026 ④



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: 4-10277

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

Upon the application of:

Name: Cassandra Y. Ortega

Address: 7732 Alberto Rd,
Edinburg, Tx,
78541

Phone: 956-627-8822

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		<u>2/18/26</u>
Date Approved:	<u>/ /</u>	<u>/ /</u>

permt 044540

Water Supplier: North alamo water supply

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

Account/ESI No.: 10032789499852955
 Temporary Pole Permanent Service

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

The North 80 feet of the south 480 feet of the east
1/2 of lot 5, block 20, Santa Cruz Gardens Unit No. 2.

[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 _____, 20____, 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



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
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Precinct 1 2 3 4

Anthony Uresti
Director of Planning

Application No: 4-10277

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

Cassandra Y Ortega

Known to me [or proved to me in the oath of TX DL #40746617 or through
(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:
The North 80 feet of the South 480 Feet of the East
1/2 of Lot 5, Block 20, Santa Cruz Gardens Unit no. 2 ."

[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]

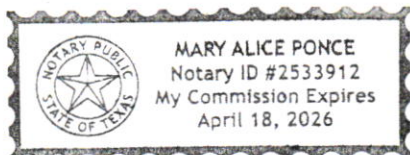
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995." ✓

-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."

[Signature] (Signature)

SUBSCRIBED AND SWORN TO before me on February 18, 2026, to certify which, witnesses my hand and seal of office.



Mary Alice Ponce
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

Permit No.: Permit 4-10277
Receipt No.: 043900
S1700-02-020-0005-19

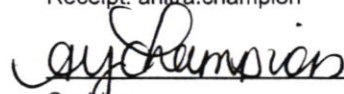
ORTEGA CASSANDRA YVETTE
7726 ALBERTO RD
EDINBURG, TX 78542
(956) 627-8822
(956) 640-6053

- [1] Contractor: SELF
- [2] Water System: City of Edinburg
- [3] Class of Work: 01 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1832Sq.Ft.
- [5] Legal Description: SANTA CRUZ GARDENS #2 N80'-S480'-E150' LT 5 & N80'-S480'-W30' LOT 6 BLK 20 AKA TR 20 SPRING GARDEN 0.33AC GR 0.28AC NET
- [6] Location: 0.33-Ac trct Santa Cruz Gardens Lot 5 & 6 Block 20
- [7] Sewage: North Alamo WSC
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$150000
- [10] Flood Zone: Zone AE

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: Yes
Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH ALL SETBACKS & HCPD REQUIREMENTS
Description: Permit 4-10277
Price: \$200.00
Description: Flood Zone Area
Price: \$200.00

Total Amount.....\$400.00

Method of Payment: Check
Check/M.O.#: 1947
Payment: \$400
Change Due: \$0.00
Application: anitra.champion
Inspector: cynthia.hernandez1
Receipt: anitra.champion


Cashier

12/2/25
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

12/2/25
Date

Dante Title
EP, MCA25092508

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.

CORRECTION SPECIAL WARRANTY DEED

July 30, 2025

Grantor: **SARA DELEON**

7726 Alberto Road, Edinburg, Hidalgo County, Texas 78542

Grantee: **CASSANDRA YVETTE ORTEGA**

7726 Alberto Road, Edinburg, Hidalgo County, Texas 78542

Consideration: Ten Dollars and other valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged.

Property (including any improvements):

A 0.33 Acre tract of land being the North 80 feet of the South 480 feet of the East ½ of Lot 5, Block 20 and the North 80 feet of the South 480 feet of the West 30 feet of Lot 6, Block 20, Santa Cruz Gardens Unit No. 2, an addition to the City of Edinburg, Hidalgo County, Texas, according to the Map recorded in Volume 8, Page 28 of the Map Records of Hidalgo County, Texas; Said 0.33 acre tract of land being more particularly described by Metes and Bounds as follows;

COMMENCING, at a one-half(½) inch diameter iron rod found at the Southwest corner of said Lot 5, thence with the South line of said Lots 5 and 6, South 81°-37' East at 3 00. 00 feet pass the Southeast corner of said Lot 5, the Southwest corner of said Lot 6, at 330.00 feet in all to a point, thence parallel with the West line of said Lot 5, Block 20, North 8°-23' East 400.00 feet to a PK nail set in concrete for the Southeast corner hereof and PLACE OF BEGINNING,

Thence, North 81 °-37' West at 30.00 feet pass the West line of said Lot 6, the East line of said Lot 5, at 160.00 feet set a one-half(½) inch diameter iron rod with cap stamped "PENA 5242" at the apparent East Right of Way of Alberto Road, at 180.00 feet in all to the Southwest corner hereof.

Thence, with the Centerline of said Alberto Road, North 8°-23' East 80.00 feet to the Northwest corner hereof,

Thence, with the South line of Idalia Velasquez's Tract, as described in Document Number 25298H44, Official Records, South 81°-37' East at 20.00 feet set a one-half(½) inch diameter iron rod with cap stamped "PENA 5242" at the Apparent East Right Of Way of said Alberto Road, at 25.00 feet pass the East Right of Way of said Alberto Road as described in Volume 2640, Page 501, Official Records, at 150.00 feet pass the East line of said Lot 5, the West line of said Lot 6, at 180.00 feet in all to the Northeast corner hereof whence, a one-half(½) inch diameter iron rod found bears North 8°-23' East 1.00 feet and South 81 °-37' East 0.50 feet,

Thence, with the West line of Jesse Garcia's Tract, as described in Document Number 3114673, Official Records, South 8°-23' West 80.00 feet to the PLACE OF BEGINNING, containing thiliy-three hundredths (0.33) acre, more or less,

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty: None

Grantor, for the consideration and subject to the reservations from, and exceptions to conveyance and warranty, grants, sells, transfers 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 warranty.

CORRECTION: This Correction Deed is made in place of and to correct that certain Warranty Deed dated July 30, 2025, and filed of record August 28, 2025, under Document No. 3678387, Official Records, Hidalgo County, Texas. That deed as originally filed contained an erroneous legal description. This correction Deed is made by Grantor and accepted by Grantee to correct that mistake, includes the correct legal description, is effective on the original date of document being corrected, and in all other respects confirms the former deed.

Notice: The preparer of this document has not personally examined the Title to this property and makes no representation and expresses no opinion as to the condition or chain of the title thereof.

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

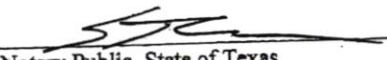


SARA DELEON

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me, the undersigned authority, on this the 21st day of October, 2025, by SARA DELEON.



Notary Public, State of Texas

