



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: 4-9913

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: Octavio Garcia

Address: 15009 E Davis Rd
Edcouch Tx
78538

Phone: 9568810997

Approved by Environmental Health:	Temporary Service	Final Service
Authorized Signature	<u>[Signature]</u>	<u>[Signature]</u>
Inspection/Permit No:		Authorized Signature
Date Approved: / /		<u>3/30/26</u>

Water Supplier: North Alamo

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

Account/ESI No.: 10032789486780781
 Temporary Pole Permanent Service

regarding the land described as:

Evergreen valley estates ph2 10t 97

on April 14th, 2026, 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 3/15/05);
- 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



COUNTY OF HIDALGO
PLANNING DEPARTMENT

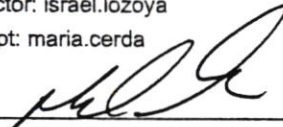
Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
2818 S Business Hwy 281	1900 Joe Stephens Ave. Ste. A	2401 N. Moorefield Rd.
Edinburg, Texas 78539	Weslaco, Texas 78596	Mission, Texas 78572
Ph: 956-318-2840	Ph: 956-968-4734	Ph: 956-205-7045
Fax: 956-318-2844	Fax: 956-973-7850	Fax: 956-205-7049

Permit No.: Permit 4-9913
Receipt No.: 041903
E8250-02-000-0097-00

- GARCIA ODALYS & IRVIN J RESENDEZ MEDRANO
622 E KUHN ST
EDINBURG, TX 78541
(956) 884-0997
(956) 884-0997
- [1] Contractor: SELF
 - [2] Water System: North Alamo WSC
 - [3] Class of Work: 25 Residential, new, Single Family Dwelling
 - [4] Size of Structure: 2299Sq.Ft.
 - [5] Legal Description: EVERGREEN VALLEY ESTATES PH 2 LOT 97
 - [6] Location: DAVIS RD & VAL VERDE RD
 - [7] Sewage: N/A
 - [8] Construction Type: Wood
 - [9] Est. Cost of Construction: \$60000
 - [10] Flood Zone: Zone X

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 50', Rear 35', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH ALL SETBACKS AND REGULATIONS REQUIRED BY THE HCPD
Description: Permit 4-9913
Price: \$200.00

Total Amount.....\$200.00
Method of Payment: Cash
Check/M.O.#:
Payment: \$200
Change Due: \$0.00
Application: maria.cerda
Inspector: israel.lozoya
Receipt: maria.cerda



Cashier

07/30/25
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

7-30-25
Date

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: May 8, 2025

Grantor: HUGO GABRIEL URIBE, a single person and
ERIKA ELIZABETH CARDENAS, a single person

Grantor's Mailing Address (including county): 15730 116th Ave. NE Unit 402
Bothell, Washington 98011
King County, Washington

Grantee: ODALYS GARCIA and IRVIN J. RESENDEZ MEDRANO

Grantee's Mailing Address (including county): 15009 E. Davis Road
Edcouch, Texas 78538
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 97, EVERGREEN VALLEY ESTATES PHASE II, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 47, Pages 85 through 97, Map Records, Hidalgo County, Texas.

Reservations from Conveyance and Exceptions to Conveyance and Warranty:

Restrictive covenants recorded in CLERK'S FILE NO. 1432170, OFFICIAL RECORDS AND VOLUME 47, PAGES 85-97, MAP RECORDS, HIDALGO COUNTY, TEXAS.

Mineral and/or royalty grant(s) and/or reservation(s) in instrument(s) dated June 22, 1926, recorded in Volume 246, Page 17, Deed Records, Hidalgo County, Texas, and subsequent transfers thereof.

Mineral and/or royalty grant(s) and/or reservation(s) in instrument(s) dated March 30, 1929, recorded in Volume 302, Page 34, Deed Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas and Mineral Lease dated September 10, 1934, recorded in Volume 3, Page 293, Oil and Gas Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas, and Mineral Lease dated August 27, 1934, recorded in Volume 8, Page 532, Oil and Gas Records, amended in instrument dated April 19, 1935, recorded in Volume 12, Page 338, Oil and Gas Records, and unitized in instrument dated April 30, 1965, recorded in Volume 296, Page 723, Oil and Gas Records, Hidalgo County, Texas.

Oil, Gas, and Mineral Lease dated October 18, 1935, recorded in Volume 15, Page 1, Oil and Gas Records, Hidalgo County, Texas. Hidalgo County, Texas.

Oil, Gas, and Mineral Leases dated March 18, 1936, recorded in Volume 15, Page 128, and Volume 16, Page 10, Oil and Gas Records, and amended in instruments dated April 4, 1936, recorded in Volume 15, Page 132, and Volume 16, Page 13, Oil and Gas Records, Hidalgo County, Texas.

Oil, Gas and Mineral Lease dated July 23, 1936, recorded in Volume 19, Page 227, Oil and Gas Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas and Mineral Lease dated January 10, 1939, recorded in Volume 33, Page 570, Oil and Gas Records, modified in instrument dated July 24, 1939, recorded in Volume 55, Page 520, Oil and Gas Records, modified in instrument dated April 26, 1957, recorded in Volume 201, Page 251, Oil and Gas Records, amended in instrument dated January 5, 1965, recorded in Volume 294, Page 12, Oil and Gas Records, unitized in instruments dated June 14, 1956, recorded in Volume 189, Page 512, Oil and Gas Records, dated May 27, 1959, recorded in Volume 230, Page 254, Oil and Gas Records, dated January 25, 1960, recorded in Volume 244, Page 313, Oil and Gas Records, dated February 29, 1961, recorded in Volume 258, Page 663, Oil and Gas Records, dated September 22, 1967, recorded in Volume 314, Page 569, Oil and Gas Records, dated March 31, 1969, recorded in Volume 322, Page 1, Oil and Gas Records, dated March 24, 1970, recorded in Volume 326, Page 351, Oil and Gas Records, dated April 16, 1974, recorded in Volume 348, Page 932, Oil and Gas Records, dated July 21, 1994, recorded under Clerk's File No. 411405, Official Records, and dated November 11, 1994, recorded under Clerk's File No. 421149, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas and Mineral Lease dated September 19, 1945, recorded in Volume 63, Page 229, Oil and Gas Records, and unitized in instrument dated June 1, 1997, under Clerk's File No. 606331, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas, and Mineral Leases dated October 29, 1954, recorded in Volume 162, Page 316, Oil and Gas Records, dated April 5, 1965, recorded in Volume 296, Page 511, Oil and Gas Records, and dated September -, 1965, recorded in Volume 301, page 907, Oil and Gas Records, Hidalgo County, Texas.

Oil, Gas and Mineral Leases dated April 8, 1998, recorded under Clerk's File No. 672377, Official Records, and dated September 23, 1998, recorded under Clerk's File No. 729079, Official Records, and unitized in instrument dated March 1, 1999, recorded under Clerk's File No. 761765, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Memorandum of Oil and Gas Leases dated August 9, 1993, recorded under Clerk's File No. 344186, Official Records, dated March 13, 2006, recorded under Clerk's File No. 1614578, Official Records, dated April 1, 2006, recorded under Clerk's File Nos. 1639728, 1639729 and 1639730, Official Records, Hidalgo County, Texas.

Oil, Gas and Mineral Lease dated August 22, 1994, recorded under Clerk's File Nos. 420798, Official Records, corrected in instrument dated December 5, 1996, recorded under Clerk's File No. 566816, Official Records, and unitized in instrument dated June 1, 1997, recorded under Clerk's File No. 606331, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas and Mineral Leases dated August 22, 1994, recorded under Clerk's File Nos. 420799 and 420800, Official Records, and unitized in instrument dated June 1, 1997, recorded under Clerk's File No. 606331, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas and Mineral Lease dated August 9, 1993, recorded under Clerk's File No. 443612, Official Records, amended in instruments dated November 4, 1994, recorded under Clerk's File No. 547162, Official Records, and dated November 15, 1996, recorded under Clerk's File No. 565964, Official Records, and unitized in instrument dated June 1, 1997, recorded under Clerk's File No. 606331, Official Records, and partially released in instrument dated December 8, 1998, recorded under Clerk's File No. 740964, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Memorandum of Surface Oil and Gas Lease dated August 10, 2021, recorded under Clerk's File No. 3264453, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas, and Mineral Leases dated November 15, 2000, recorded under Clerk's File No. 926396, Official Records, dated August 12, 2002, recorded under Clerk's File No. 1113832, Official Records, and dated December 6, 2002, recorded under Clerk's File Nos. 1146920 and 1148173, Official Records, Hidalgo County, Texas.

Oil, Gas and Mineral Lease dated January 21, 2016, recorded under Clerk's File No. 2690229, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Memorandum of Oil and Gas Leases dated March 13, 2006, recorded under Clerk's File No. 1614578, Official Records, dated April 1, 2006, recorded under Clerk's File No. 1639728, Official Records, dated April 1, 2006, recorded under Clerk's File No. 1639729, Official Records, and dated April 1, 2006, recorded under Clerk's File No. 1639730, Official 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.

Reservation of water rights and/or other rights if any, as set forth in Warranty Deed dated October 6, 2011, recorded under Clerk's File No. 2261086, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Agreement dated June 30, 1946, recorded in Volume 616, Page 1, Deed Records, Hidalgo County, Texas.

Agreement dated January 21, 2016, recorded under Clerk's File No. 2690230, Official Records, Cameron County, Texas.

Easements, rules, regulations and rights in favor of DELTA LAKE IRRIGATION DISTRICT.

Minimum floor elevation; Fifty foot (50') minimum setback line along the front or easement whichever is greater; thirty-five foot (35') minimum setback line along the rear or easement whichever is greater; six foot (6') minimum setback line along the sides or easement whichever is greater; fifteen foot (15') exclusive easement to NORTH ALAMO WATER SUPPLY CORPORATION along the front; fifteen foot (15') electrical and utility easement along the front; and, twenty foot (20') drainage swale easement along the rear, as per map or plat recorded in Volume 47, Pages 85-97, Map Records, Hidalgo County, Texas.

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

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.

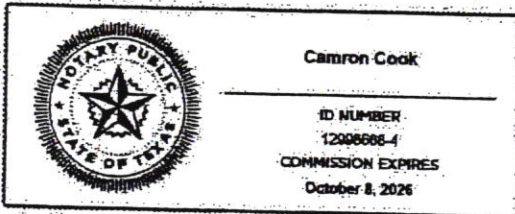
Hugo Gabriel Uribe
HUGO GABRIEL URIBE

Erika Elizabeth Cardenas
ERIKA ELIZABETH CARDENAS

(Acknowledgment)

STATE OF Texas
COUNTY OF Kerr

This instrument was acknowledged before me on the 8th day of May, 2025, by HUGO GABRIEL URIBE.



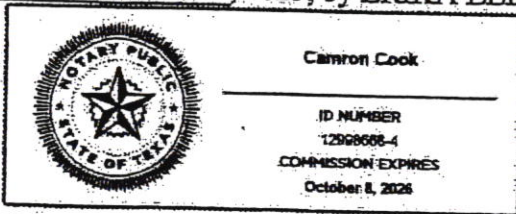
[Signature]
Notary Public, State of Texas

Electronically signed and notarized online using the Proof platform.

(Acknowledgment)

STATE OF Texas
COUNTY OF Kerr

This instrument was acknowledged before me on the 8th day of May, 2025, by ERIKA ELIZABETH CARDENAS.



[Signature]
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
ODALYS GARCIA and
IRVIN J. RESENDEZ MEDRANO

PREPARED BY:
LEWIS PEÑA FALCON & COOK
Attorneys At Law
3111 W. Freddy Gonzalez Drive
Edinburg, Texas 78539
GF#: 959209; AH:ma

Electronically signed and notarized online using the Proof platform.