



# 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: 4-10618

### 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:

Imuniz Construction  
Name: \_\_\_\_\_

Address: 3334 Tulipan  
Edinburg  
\_\_\_\_\_

Phone: 956 4919837

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:	_____	_____
Date Approved:	____/____/____	____/____/____

Water Supplier: North Alamo

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

Account/ESI No.: \_\_\_\_\_  
 Temporary Pole  Permanent Service

regarding the land described as: La Quietud Lot 48

on May 26th, 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;
- 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;
- yes 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;
- no 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 05-14-2004);  
 (verified by Harry Corder);  
 (verified by [Signature]);  
 (verified by [Signature]);  
 (verified by Harry Corder);

\_\_\_\_\_  
Planning Department Authorized Signature

\_\_\_\_\_  
Hidalgo County Judge

\_\_\_\_\_  
Date

ATTEST:

\_\_\_\_\_  
Hidalgo County Clerk

\_\_\_\_\_  
Date



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**Anthony Uresti**  
Director of Planning

Application No: 4-10418

### 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: Imuniz Construction

Address: 3334 Tulipan Edinb

Phone: 956 491 9837

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

Lot 48 La Quietud Edinburg

#### 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)

5/11/20

Date

#### ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

05/13/20  
Date

[Signature]  
County Official



AFTER RECORDING, PLEASE RETURN TO:  
5219 N. McColl Rd.  
McAllen, Texas 78504

## WARRANTY DEED WITH VENDOR'S LIEN

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 AND YOUR DRIVER'S LICENSE NUMBER.

DATE: February 3, 2026

GRANTOR: Maria Socorro Polante Sy, now known as Maria Socorro Polante Ramirez, a married woman claiming other property as homestead  
Mailing Address: 8016 Tremolo Court, Antelope, CA 95843

GRANTEE: J Muniz Construction LLC, a Texas Limited Liability Company ✓  
Mailing Address: 5219 N McColl Rd., McAllen, Texas 78504

### CONSIDERATION:

The sum of TEN DOLLARS (\$10.00) and other good and valuable consideration paid in hand, the receipt and sufficiency of which is hereby acknowledged, and a note of even date executed by Grantee and payable to the order of Greater State Bank ("Lender") in the principal amount of ONE HUNDRED SIXTY ONE THOUSAND TWO HUNDRED FIFTY AND 00/100 U.S. DOLLARS (\$161,250.00) (the "Note"). The Note is secured by a first and superior vendor's lien retained in this deed and by a first-lien deed of trust of even date from Grantee to Robert A. McGurk, trustee (the "Deed of Trust").

### PROPERTY (including improvements):

#### PROPERTY 1:

##### TRACT 1:

LOT# 74, LA QUIETUD SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 45, PAGES 41-43, OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

#### PROPERTY 2:

##### TRACT 2:

LOT# 44, LA QUIETUD SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 45, PAGES 41-43, OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

PROPERTY 3:  
TRACT 3:

\* LOT# 48, LA QUIETUD SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 45, PAGES 41-43, OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

PROPERTY 4:  
TRACT 4:

LOT# 57, LA QUIETUD SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 45, PAGES 41-43, OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

PROPERTY 5:  
TRACT 5:

LOT# 70, LA QUIETUD SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 45, PAGES 41-43, OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

**RESERVATIONS FROM CONVEYANCE:**

Grantor hereby expressly reserves and retains for Lender, and Lender's successors and assigns, the vendor's lien, as well as the superior title, in and to the Property to secure (i) the payment of the Note, and (ii) the performance and payment by Grantee of all covenants, conditions, obligations and liabilities under the Deed of Trust. Upon the full and complete payment of the Note and satisfaction and performance of all covenants, conditions, obligations and liabilities under the Deed of Trust, then this conveyance shall become absolute.

**EXCEPTIONS TO CONVEYANCE AND WARRANTY:**

Liens, if any, described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; all rights, obligations, and other matters arising from and existing by reason of any governmental district, agency, or authority of HIDALGO County; and taxes for 2026, which Grantee assumes and agrees to pay, but not subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantor assumes.

**CONVEYANCE:**

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.

Grantor warrants that Grantor is lawfully seized of good and indefeasible title to the Property and has the right to convey title to the Property, subject to any Reservations from Conveyance or Exceptions to Conveyance contained herein.

Lender, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the Note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of Lender and are transferred to Lender without recourse to Grantor. The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

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

*[Signature Page Follows]*

GRANTOR:

Maria Socorro Polante Ramirez  
Maria Socorro Polante Ramirez

STATE OF ~~TEXAS~~ <sup>California</sup>  
COUNTY OF ~~HIDALGO~~ <sup>SACRAMENTO</sup>

Before me, James Henry Bercu II - Notary Public, on this day personally appeared Maria Socorro Polante Ramirez and José Manuel Ramirez, known to me or proved to me on the oath of AB or through CA Driver License to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he (she) executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 3<sup>rd</sup> day of February, 2026.

James Henry Bercu II  
Notary Public Signature



GRANTOR:

Maria Socorro Polante Ramirez  
Maria Socorro Polante Ramirez

STATE OF ~~TEXAS~~ <sup>As</sup> California  
COUNTY OF HIDALGO <sup>As</sup> Sacramento

Before me, James Henry Bercu II - Notary Public, on this day personally appeared Maria Socorro Polante Ramirez and Jose Manuel Ramirez, known to me or proved to me on the oath of AB or through CA Driver License to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he (she) executed the same for the purposes and consideration therein expressed.

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James Henry Bercu II  
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