





# PLANNING DEPARTMENT

## 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: 1-12055

### 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: Mark Negrete

Address: 2310 Esperanza St S  
Weslaco, TX 78599

Phone: 956-405-4229

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

Water Supplier: N.A.W

Utility Provider:  M.V.E.C.       AEP

Account/ESI No.: 1000164691  
 Temporary Pole       Permanent Service

regarding the land described as:

Maripos Wt S

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; (Date approved 12-9-1997);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by U S);
- 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 H S);
- 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 H S);
- 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 H S);
- no electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by H S);

[Signature]  
Planning Department Authorized Signature

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

\_\_\_\_\_  
Date

ATTEST: \_\_\_\_\_  
Hidalgo County Clerk

\_\_\_\_\_  
Date



# 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: 1-12055

### 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: Mark Negrete

Address: 2310 Esperanza St. S  
Weslaco, TX 78599

Phone: 956-405-4229

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

Mariposa Lts

#### 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)

5-8-26  
Date

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

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

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

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

5/12/26  
Date

[Signature]  
County Official



**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.**

**DEED OF GIFT**

**Date:** September 21, 2020

**Grantor:** LYDIA NEGRETE, AKA LYDIA VILLELA NEGRETE, and husband, MIGUEL VEGA NEGRETE

**Grantor's Mailing Address (including county):** 2310 Esperanza Street South  
Weslaco, Texas 78599  
Hidalgo County, Texas

**Grantee:** MARK ANTHONY NEGRETE

**Grantee's Mailing Address (including county):** 2310 Esperanza Street South  
Weslaco, Texas 78599  
Hidalgo County, Texas

**Consideration:** Love of, and affection for, Grantee.

**Property (including any improvements):**

Lot 5, Mariposa Subdivision, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 33, Page 16, Map Records, Hidalgo County, Texas

**Reservations from and Exceptions to Conveyance and Warranty:**

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 easements, rules, regulations, rights, obligations, and other matters arising from and existing by reason of the water or irrigation district, if any, in which the property is situated; and taxes for the current year, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, gives, grants 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 and assigns forever. Grantor hereby 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 conveyance and warranty.

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

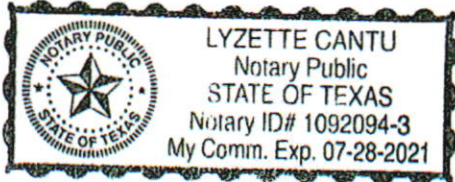
**NO TITLE, TAX, OR SURVEY EXAMINATION WAS REQUESTED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION ON TITLE, TAX, OR SURVEY OF THIS PROPERTY OR WHETHER THE PROPERTY COMPLIES WITH FEDERAL, STATE, OR LOCAL LAWS OR REGULATIONS.**

Lydia Negrete  
LYDIA NEGRETE, AKA LYDIA VILLELA  
NEGRETE

Miguel Vega Negrete  
MIGUEL VEGA NEGRETE

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 21<sup>st</sup> day of September, 2020, by LYDIA NEGRETE, AKA LYDIA VILLELA NEGRETE, and husband, MIGUEL VEGA NEGRETE.



Lyzette Cantu  
Notary Public State of Texas

AFTER RECORDING RETURN TO:  
MARK ANTHONY NEGRETE  
2310 Esperanza Street South  
Weslaco, Texas 78599

PREPARED IN THE LAW OFFICE OF:  
LEWIS PEÑA FALCON & COOK  
ATTORNEYS AT LAW  
3111 W. Freddy Gonzalez  
EDINBURG, TEXAS 78539  
GF#w2020-104