

SUBMITTAL DATE	FOR APPROVAL BY		LOT	BLOCK	PERMIT#	REQUEST	ROUTING STAFF	RETURNED	RECEIVED
	C.COURT ON	05/26/26						DATE	BY
	APPLICANT	LEGAL DESCRIPTION						C.COURT	BY STAFF
5/12/2026	J MUNIZ CONST.	LA QUIETUD	48		4-10618	WATER	MC		
5/12/2026	ROXANNE GARCIA	SENDERO TRAILS PH I	10		4-10193	LIGHT	MC		



# 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: 4-10193

### 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: Roxanne Garcia

Address: 14518 Wagon Trail  
Edinburg, TX 78537

Phone: (956) 533-3609

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
	<u>[Signature]</u>	<u>[Signature]</u>
Inspection/Permit No:		044715
Date Approved:	/ /	5/12/26

Water Supplier: \_\_\_\_\_

Utility Provider:  M.V.E.C.       AEP

Account/ESI No.: 1000154526  
 Temporary Pole       Permanent Service

regarding the land described as:

Sendero Trails, Phase 1, Lot 10

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;
- 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;
- 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;
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(Date approved 03/28/06);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

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

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

\_\_\_\_\_  
Date

ATTEST:

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

\_\_\_\_\_  
Date



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**Anthony Uresti**  
Director of Planning

Application No: 4-10193

### 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: Roxanne Garcia  
Address: 16518 Wagon Trail  
Edinburg, TX 78539  
Phone: (956) 533-3609

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

Sendero Trails, Phase I, Lot 10

#### STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Roxanne Garcia  
Requesting Party (Signature)

5/12/24  
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:

05/13/24  
Date

[Signature]  
County Official



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	Ph: 956-968-4734	Ph: 956-205-7045
Fax: 956-318-2844	Fax: 956-973-7850	Fax: 956-205-7049

Permit No.: Permit 4-10193  
Receipt No.: 043498  
S2462-01-000-0010-00

GARCIA ROXANNE D & CARLOS J  
16518 WAGON TRAIL  
EDINBURG, TX 78541  
(956) 533-3609  
(956) 739-4401

- [1] Contractor: SELF
- [2] Water System: City of Edinburg
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 3624Sq.Ft.
- [5] Legal Description: SENDERO TRAILS PH 1 LOT 10
- [6] Location: FM 490 & EXPRESSWAY 281
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$410000
- [10] Flood Zone: Zone C

Community Panel Number: 4803340225B  
Precinct: 4  
Certification of Elevation Required: No  
Setbacks: Front 150', Rear 50', Side 50', Side 50', Corner '  
Special Conditions: MUST COMPLY WITH ALL SETBACKS AND REGULATIONS REQUIRED BY THE HCPD  
Description: Permit 4-10193  
Price: \$200.00

**Total Amount.....\$200.00**

Method of Payment: Check  
Check/M.O.#: 3121  
Payment: \$200  
Change Due: \$0.00  
Application: anitra.champion  
Inspector: israel.lozoya  
Receipt: anitra.champion

*anitra champion*  
Cashier

10/30/25  
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 A&L 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]*  
Signature of Owner or Applicant

10/30/25  
Date

**CHARGE TO: VLTC  
GF #156677 (MB)**

**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 WITH VENDOR'S LIEN**

**Date:** June 1, 2018

**Grantor:** NOE GARCIA and wife, MARIA LIVIER GARCIA

**Grantor's Mailing Address:** 901 Paloma St.  
Mission, Texas 78572  
Hidalgo County

**Grantee:** ROXANNE D. GARCIA aka ROXANNE DE LA GARZA GARCIA and husband,  
CARLOS J. GARCIA aka CARLOS GARCIA

**Grantee's Mailing Address:** 605 East Acacia Avenue  
Alamo, Texas 78516  
Hidalgo County

**Consideration:** TEN AND NO/100THS DOLLARS (\$10.00) and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by grantee of their one certain promissory note dated June 1, 2018 herewith in the principal sum of SIXTY-NINE THOUSAND THREE HUNDRED SIXTY AND NO/100THS DOLLARS (\$69,360.00), payable to the order of CAPITAL FARM CREDIT, FLCA, as therein provided and bearing interest at the rates therein specified and providing for acceleration of maturity in event of default and for attorney's fees, the payment of which note is secured by the Vendor's lien herein retained and is additionally secured by a Deed of Trust dated June 1, 2018 herewith to BEN R. NOVOSAD, Trustee.

**Property (including any improvements):**

All of Lot 10, SENDERO TRAILS SUBDIVISION PHASE I, Hidalgo County, Texas, according to the map recorded in Volume 50, Pages 42 thru 49, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

**Reservations from Conveyance:** None.

**Exceptions to Conveyance and Warranty: To the extent they validly exist:**

1. Restrictive Covenants as set forth in instrument dated March 31, 2006, filed April 3, 2006 under Document Number 2006-1598031; dated April 17, 2007, filed April 20, 2007 under Document Number 2007-1748916; dated January 9, 2008, filed January 11, 2008 under Document Number 2008-1844746 and amendment filed April 22, 2014 under Document Number 2014-2505773, Official Records and Volume 50, Pages 42 thru 49, Map Records of Hidalgo County, Texas.
2. Annual maintenance charge and/or current assessments as set forth in instrument dated March 31, 2006, filed April 3, 2006 under Document Number 2006-1598031, Official Records, Hidalgo County, Texas.
3. Minimum floor elevations, setback lines; 150 foot front; 50 foot rear; 50 foot sides; 15 foot utility easement along the West side; 15 foot utility easement along the East side; 10 foot utility easement along the North side; 10 foot utility easement along the South side; and restrictions as shown on the map of Sendero Trails Subdivision Phase I, recorded in Volume 50, Pages 42 thru 49, Map Records of Hidalgo County, Texas and as shown on survey, dated October 4, 2017, Job No. 100411-00 and prepared by Alfonso Quintanilla, RPLS No. 4856.

4. Electric transmission line easement in favor of Central Power and Light Company as shown by instrument dated December 30, 1930, recorded in Volume 354, Page 364, Deed Records of Hidalgo County, Texas. (Blanket)
5. Mineral and/or royalty reservation contained in deed dated October 20, 1975, recorded in Volume 1466, Page 407 and Volume 1466, Page 409, both in the Deed Records and dated May 31, 2001, filed July 12, 2001 under Document Numbers 987642, 987643, 987644 and 987645 and dated September 17, 2004, filed October 26, 2004 under Document Number 1396400, Official Records of Hidalgo County, Texas.
6. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, as set forth in memorandum dated December 17, 2004, filed March 17, 2006 under Document Number 1591227, Official Records of Hidalgo County, Texas.
7. Taxes for the year 2018 and all subsequent years, the payment of which Grantee assumes.


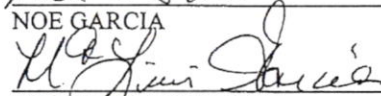
Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee 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.

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.

CAPITAL FARM CREDIT, FLCA, at the instance and request of the grantees herein, having advanced and paid in cash to the grantors herein that portion of the purchase price of the herein described property as is evidenced by the hereinbefore described SIXTY-NINE THOUSAND THREE HUNDRED SIXTY AND NO/100THS DOLLARS (\$69,360.00) note, the Vendor's Lien, together with the Superior Title to said property, is retained herein for the benefit of said CAPITAL FARM CREDIT, FLCA and the same are hereby TRANSFERRED AND ASSIGNED to said CAPITAL FARM CREDIT, FLCA without recourse on grantor.

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

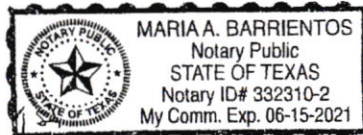
Grantor and Grantee agree that Grantor has conveyed the Property and Grantee has accepted the Property in its "AS IS" CONDITION, with any and all defects and without warranty except for the warranties of title and the warranties in the contract executed between Grantor and Grantee.

  
 \_\_\_\_\_  
 NOE GARCIA  
  
 \_\_\_\_\_  
 MARIA LIVIER GARCIA

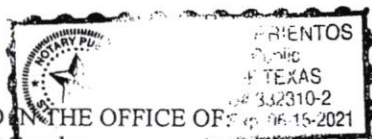
ACKNOWLEDGMENT

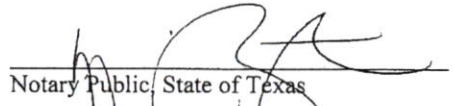
STATE OF TEXAS §

COUNTY OF HIDALGO §



This instrument was acknowledged before me on the 11 day of June, 2018, by NOE GARCIA and MARIA LIVIER GARCIA.



  
 \_\_\_\_\_  
 Notary Public, State of Texas

PREPARED IN THE OFFICE OF  
 L.G. "Jerry" Ganales  
 6013 N. 10<sup>th</sup> St.  
 McAllen, Texas 78504  
 GF #156677/MB;rg

AFTER RECORDING RETURN TO:  
 Roxanne D. Garcia  
 605 East Acacia Avenue  
 Alamo, Texas 78516