



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: 4-10714

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: Cecilia Garza
Billy Salazar

Address: 7104 N Seminary
Edinburg TX
78541

Phone: 956 219-7568

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

Water Supplier: CITY OF Edinburg

Utility Provider: [] M.V.E.C. [X] AEP

Account/ESI No.: _____
[] Temporary Pole [] Permanent Service

regarding the land described as: Salazar Seminary lot 7

on July 7th, 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 02-11-2006);
- 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



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Anthony Uresti
Director of Planning

Application No: 4-10714

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: Cecilia Guerra/Billy Salazar

Address: 7106 N. Seminary
Edinburg TX 78539

Phone: 956 219-7568

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

Salazar Seminary lot 7

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Cecilia Guerra 6/2/24

Requesting Party (Signature)

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:

06/09/24
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 4-10714
Receipt No.: 046323
S0090-00-000-0001-00


SALAZAR BILLY JOE & CECILIA GARZA
7106 N SEMINARY RD
EDINBURG, TX 78541
(956) 219-7568
(956) 638-0186

- [1] Contractor: PINPOINT CONST. LLC
- [2] Water System: City of Edinburg
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2561Sq.Ft.
- [5] Legal Description: SALAZAR SEMINARY Lot 1
- [6] Location: INGLE RD & SEMINARY RD
- [7] Sewage: N/A
- [8] Construction Type: Block
- [9] Est. Cost of Construction: \$251100
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 30', Rear 15', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH ALL SETBACKS AND REGULATIONS REQUIRED BY THE HCPD
Description: Permit 4-10714
Price: \$200.00

Total Amount.....\$200.00

Method of Payment: Check
Check/M.O.#: 10539
Payment: \$200
Change Due: \$0.00
Application: maria.cerda
Inspector: israel.lozoya
Receipt: maria.cerda

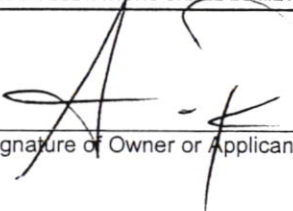


Cashier

04/20/2026
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

4/20/2026
Date

SIERRA TITLE
CLOSER JS GF# 320637

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 or your driver's license number.

Date: **March 19, 2026**

Grantor: **REYNALDO SALAZAR, JR., joined herein pro forma by his wife, ADRIANA SALAZAR**

Grantor's Mailing Address: **7106 N. Seminary Road
Edinburg, Texas 78541
Hidalgo County**

Grantee: **BILLY JOE SALAZAR and wife, CECILIA GARZA**

Grantee's Mailing Address: **2505 Mandela Circle
Edinburg, Texas 78541
Hidalgo County**

Consideration: **ONE HUNDRED THOUSAND AND NO/100 DOLLARS (\$100,000.00)** which said sum represents that portion of the purchase price of the property as the first draw on that certain note in the principal amount of **THREE HUNDRED TWENTY SIX THOUSAND TWO HUNDRED FIFTY AND NO/100 DOLLARS (\$326,250.00)** of even date herewith, executed by Grantee to **BANK OF SOUTH TEXAS, 804 N. Cage Blvd., Pharr, Hidalgo County, Texas 78577**. The note is secured by a vendor's lien retained in favor of **BANK OF SOUTH TEXAS** in this deed and by a Deed of Trust of even date from Grantee to **DARRYL K. LEMKE, Trustee**.

Property (including any improvements):

Lot 1, of SALAZAR SEMINARY SUBDIVISION, Hidalgo County, Texas, according to the Plat or Map thereof filed for record on February 11, 2026, in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's File No. 3723697.

Reservations from Conveyance:

Subject To:

None

Exceptions to Conveyance and Warranty:

Subject To:

Restrictions as recorded in Volume 1533, Page 479, Deed Records, Hidalgo County, Texas, and as set out by map Thirty feet (30') Minimum Building Setback Line along the front of insured property as shown by map filed for record on February 11, 2026, in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's File No. 3723697.

Easements reserved in Deed from Citrus City Lake Development Corporation, to Ray Salazar, Jr., dated March 24, 1977, filed for record on June 13, 1977, in the Office of the County Clerk of Hidalgo County, Texas, in Volume 1533, Page 479, Deed Records of Hidalgo County, Texas.

Easements and conditions as shown on plat filed for record on February 11, 2026, in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's File No. 3723697.

Easement reserved by Ray Salazar, Jr., as shown by map filed for record on February 11, 2026, in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's File No. 3723697.

Thirty feet (30') Minimum Building Setback Line along the front of insured property as shown by map filed for record on February 11, 2026, in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's File No. 3723697.

Fifteen feet (15') Minimum Building Setback Line along the rear insured property as shown by map filed for record on February 11, 2026, in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's File No. 3723697. (greater for easements)

Six feet (6') Minimum Building Setback Line along the interior corner of insured property as shown by map filed for record on February 11, 2026, in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's File No. 3723697. (greater for easements)

Ten feet (10') Minimum Building Setback Line along the corner side of insured property as shown by map filed for record on February 11, 2026, in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's File No. 3723697.

No structure permitted over any easements, as shown by map filed for record on February 11, 2026, in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's File No. 3723697.

Easements, rights, rules, and regulations in favor of Santa Cruz Irrigation District No. 15.

Easements, or claims of easements, which are not of public record.

Oil, Gas, and Mineral Lease, together with all rights relative thereto, express or implied, dated March 8, 1979, from H. L. Cross, et al, to Pamale Petroleum Co., filed for record in the Office of the County Clerk of Hidalgo County, Texas, recorded in Volume 381, Page 793, Oil and Gas Lease Records of Hidalgo County, Texas.

Mineral interest, together with all rights relative thereto, express or implied, reserved to grantor in that certain deed from Texas Land Company to J. T. Cross and H. F. Moffitt, dated June 2, 1969, filed for record on August 14, 1969, in the Office of the County Clerk of Hidalgo County, Texas, in Volume 1238, Page 358, Deed Records of Hidalgo County, Texas.

Reservation of all oil, gas, and other minerals, together with all rights relative thereto, express or implied, reserved to grantor in that certain Deed from Citrus City Lake Development Corporation, to Ray Salazar, Jr., dated March 24, 1977, filed for record on June 13, 1977, in the Office of the County Clerk of Hidalgo County, Texas, in Volume 1533, Page 479, Deed Records of Hidalgo County, Texas.

Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.

All ad valorem taxes for the year 2026 and all 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.

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.

BANK OF SOUTH TEXAS, 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 described. The vendor's lien and superior title to the Property are retained for the benefit of BANK OF SOUTH TEXAS, and are transferred to that party without recourse on Grantor.


REYNALDO SALAZAR, JR.

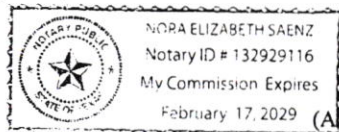

ADRIANA SALAZAR

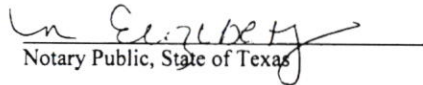
(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 19 day of March, 2026, by
REYNALDO SALAZAR, JR.

(SEAL)



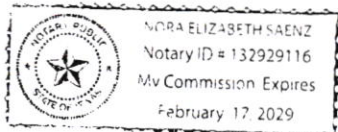

Notary Public, State of Texas

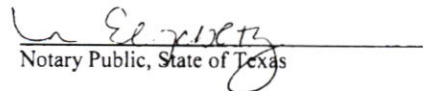
(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 19 day of March, 2026, by
ADRIANA SALAZAR.

(SEAL)




Notary Public, State of Texas

AFTER RECORDING RETURN TO:
BILLY JOE SALAZAR and CECILIA GARZA
2505 Mandela Circle
Edinburg, Texas 78541

PREPARED IN THE LAW OFFICE OF:
JOHN ROBERT KING
3409 N. 10th, Suite 100
McAllen, Texas 78501
File No.: GF#3206037;NS/tp