

PLANNING DEPT. PCTS 3 WATER SERVICE AVAILABILTY		
	APPLICANT	APPLICATION NO.
1.	JOCELYN GUADALUPE LOPEZ REYES	3-8318
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
	COMM. COURT: JULY 7, 2026	



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 1 2¹3 4

Anthony Uresti
Director of Planning

Application No: 3-8318
6/10/26

HIDALGO COUNTY CERTIFICATE OF WATER SERVICE AVAILABILITY UNDER TEXAS LOCAL GOVT. CODE SECTION 232.029(c)(2)

Upon the application of:

Name: Jocelyn Guadalupe
Lopez-Reyes

Address: 1907 Fresno St.
Sullivan City, TX
78595

Phone: (956) 713-3515

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	<u>Judy</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved: _____	_____	<u>SEWR</u>
	/ /	<u>6 / 12 / 26</u>

Water Supplier: Agua SUD

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

Account/ESI No.: 100327894-
[] Temporary Pole [x] Permanent Service

who is the person requesting utility service to subdivided land ("land") described as follows:

Rancho #2 Lot 9

[Insert the lot and block number in recorded subdivision, address, or description in deed, etc]

and who has submitted to the court an affidavit as required by Local Govt. Code Sec. 232.029 (f), on July 7th, 2026, the Hidalgo County Commissioners Court approved the issuance of this certificate stating as follows (strike through the statement that does not apply)

The land was not subdivided after September 1, 1995, and water service is available within 750 feet of the land.

-OR-

~~The land was not subdivided after September 1, 1995, and water service is available more than 750 feet from the subdivided land and the extension of water service to the land may be feasible, subject to a final determination by the water service provider.~~

Sandra Carter
Planning Department Authorized Signature

_____ Hidalgo County Judge

_____ Date

ATTEST:

_____ Hidalgo County Clerk

_____ Date



PLANNING DEPARTMENT
County of Hidalgo

Rev. 12-21-23

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:

3-8318
6/10/24

AFFIDAVIT
TO APPLY TO THE COUNTY OF HIDALGO
FOR CERTIFICATE OF WATER SERVICE AVAILABILITY
UNDER TEXAS LOCAL GOVT. CODE SECTION 232.029(c)(2)

[Note: To be eligible, the land must not have been subdivided after September 1, 1995.]

THE STATE OF TEXAS §
COUNTY OF HIDALGO §

BEFORE ME, the undersigned authority, on this day personally appeared

Jocelyn Guadalupe Lopez-Reyes

Known to me [or proved to me in the oath of Texas Driver License] or through
(description of federal or state government ID card with photograph and signature),
who swore on oath that the following two statements are true:

1. "I am requesting utility service to the following described land:

Rancho #2 Lot 9

[Insert the lot and block number in recorded subdivision, address, or description in deed, etc]

2. "The land described above has been sold or conveyed to me."

AND [strike through the statement below that does not apply]

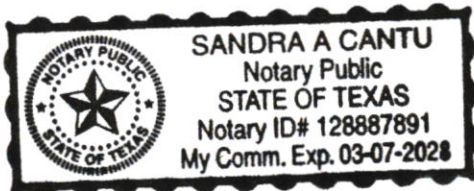
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-OR-

3B. "The land was on August 31, 1999, located in the extraterritorial jurisdiction of a municipality as determined by Local Govt. Code Chapter 42; and the land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1999."

Jocelyn Lopez (Signature)

SUBSCRIBED AND SWORN TO before me on June 12, 2024, to certify which, witnesses my hand and seal of office.



Sandra Cantu
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

BARBARA A. AUSTIN
TOLSON
STATE OF TEXAS
198788001 901 y 1981
My Comm. Exp. 03-01-2028



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 THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Date: March 16, 2026

Grantor:

Jorge Ocanas and Wife Valeria Hernandez
4000 Southwest 47th St, Lot H32
Gainesville, Florida 32608

Grantee:

Eric Genaro Hernandez Gonzalez and Wife Jocelyn Guadalupe Lopez Reyes
208 W 3rd St Apt 5
La Joya, Texas 78560

Property

The surface estate only in and to: Lot 09, Rancho Subdivision Number 2, Sullivan City, Texas 78595, Hidalgo County, Texas, according to the map or plat thereof recorded in Book 28, Page 15A of the Map Records of Hidalgo County, Texas.

Consideration

For and in consideration of the total purchase price of Fifty-Eight Thousand Dollars (\$58,000.00), of which Ten Thousand Dollars (\$10,000.00) is paid as a down payment on the date of execution, and the execution of a Vendor's Lien Promissory Note in the principal amount of Forty-Eight Thousand Dollars (\$48,000.00) payable to Grantor, the balance shall be paid as follows:

- \$10,000.00 down payment paid on the date of execution.
- The remaining \$48,000.00 shall be paid in 48 monthly installments of \$1,000.00 each.
- Payments are due on the 1st day of each month beginning April 1, 2026, until paid in full.

Late Payment Terms

A \$50 late fee will apply after the 3rd day of the month if payment is not received.

An additional \$50 fee will be charged for each week thereafter until payment is made.

If payments are not made for two (2) consecutive months, including late fees, the agreement may be terminated.

Taxes

Grantee agrees to pay all property taxes when due and shall not allow taxes to become delinquent.

Reservations from Conveyance and Exceptions to Conveyance and Warranty

Restrictive covenants recorded in Volume 19, Page 44, Map Records, Hidalgo County, Texas.

Mineral and/or royalty grant and/or reservation in instrument dated February 29, 1952, recorded in Volume 741, Page 17, Deed Records, and dated December 11, 1952, recorded in Volume 761, Page 414, Deed Records of Hidalgo County, Texas, and subsequent transfers thereof.

Mineral and/or royalty grant(s) and/or reservation(s) in instrument(s) dated June 8, 1964, recorded in Volume 1090, Page 593, Deed Records, Hidalgo County, Texas.

Mineral and/or royalty grant(s) and/or reservation(s) in instrument(s) dated June 12, 1975, recorded in Volume 1449, Page 527, Deed Records, Hidalgo County, Texas.

Oil, Gas and Mineral Lease(s) dated February 26, 1952, recorded in Volume 125, Page 582, Oil and Gas Records; and dated May 20, 1958, recorded in Volume 217, Page 259, Oil and Gas Records of Hidalgo County, Texas. Oil, Gas and Mineral Leases dated February 15, 1952, recorded in Volume 123, Page 259; dated May 22, 1958, recorded in Volume 217, Page 262; and dated May 22, 1958, recorded in Volume 217, Page 265, all of the Oil and Gas Records of Hidalgo County, Texas. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals appearing in the Public Records. Right of Way and Easement dated May 2, 1995, recorded under Clerk's File No. 453849, Official Records, Hidalgo County, Texas.

Easements and reservations as may appear upon the recorded map and dedication of said subdivision. Taxes for the year 2022 and subsequent years.

Granting Clause

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 belonging.

Grantor 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 lawfully claiming the same, except as to the reservations and exceptions stated above.

Vendor's Lien

Grantor retains a Vendor's Lien on the property to secure payment of the Vendor's Lien Promissory Note described above. This lien shall remain until the note is fully paid and satisfied.

"AS IS" CONDITION

By acceptance of this Deed, Grantee takes the property "AS IS", "WHERE IS", AND "WITH ALL FAULTS", without any representations or warranties, express or implied, except for the warranty of title contained herein.

Jorge Ocas

Jorge Ocas

Valeria Hernandez

Valeria Hernandez

STATE OF TEXAS

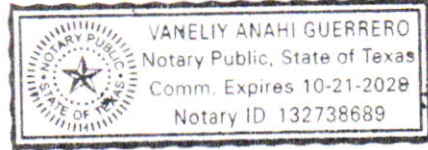
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 10th day of March, 2026, by Jorge Ocas and Valeria Hernandez.

Vanely Anahi Guerrero

Notary Public

State of Texas



After Recording Return To:

Jorge Ocas

4000 Southwest 47th St Lot H32

Gainesville, Florida 32608



COUNTY OF HIDALGO
PLANNING DEPARTMENT

Permit No.: Permit 3-8318

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

Receipt No.: 047418
R0955-02-000-0009-00

GONZALEZ HERNADEZ ERIC GENARO & REYES LOPEZ
JOCELYN GUADALUPE
1907 FRESNO ST
SULLIVAN CITY, TX 78595
(956) 713-3515
(956) 713-3515

Community Panel Number: 4803340275B
Precinct: 3
Certification of Elevation Required: No
Setbacks: Front 25', Rear 15', Side 10', Side 10', Corner '
Special Conditions: Must comply with all setbacks and regulations required by HC Planning Dept.
Description: Permit 3-8318
Price: \$200.00

- [1] Contractor: JOCELYN LOPEZ
- [2] Water System: Agua S.U.D.
- [3] Class of Work: 01 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1100Sq.Ft.
- [5] Legal Description: RANCHO #2 LOT 9
- [6] Location: El Pinto Rd & Mesquite LN
- [7] Sewage: Agua S.U.D.
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$110000
- [10] Flood Zone: Zone C

Total Amount.....\$200.00

Method of Payment: Credit Card
Check/M.O.#:
Payment: \$200.00
Change Due: \$0.00
Application: sandra.cantu
Inspector: isidro.casanova
Receipt: sandra.cantu

Sandra Cantu
Cashier 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.

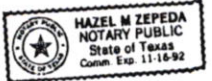
Joelyn Lopez
Signature of Owner or Applicant

6/10/26
Date

STATE OF TEXAS
 COUNTY OF HIDALGO
 I, THE UNDERSIGNED, OWNER OF THE
 INTEREST SHOWN ON THIS PLAT, AND
 DESIGNATED HEREIN AS RANCHO
 DIVISION NO. 2 TO THE COUNTY OF
 HIDALGO, TEXAS, AND WHOSE NAME IS
 DESCRIBED HEREIN, HEREBY DEDICATE TO
 THE PUBLIC TITLE TO THE USE OF THE
 LAND FOREVER ALL STREETS, ALLEYS,
 CREEKS, WATER COURSES, DRAINS,
 RIGHTS, AND PUBLIC PLACES AND SUCH
 OTHER USES AS THE CITY DESIRES TO
 OF SAID PROPERTY THEREON SHOWN
 THE PURPOSE OF CONSIDERATION
 BEING EXPRESSED.

MARTINEZ RECORD OWNER

STATE OF TEXAS
 COUNTY OF HIDALGO
 I, ME, THE UNDERSIGNED AUTHORITY,
 THIS DAY PERSONALLY APPEARED ALMA
 MARTINEZ TO ME TO BE THE PERSON
 WHOSE NAME IS SUBSCRIBED TO THE
 FOREGOING INSTRUMENT, AND
 ACKNOWLEDGED TO ME THAT HE EXECUTED
 THE SAME FOR THE PURPOSES AND
 CONSIDERATIONS THEREIN STATED.
 I, Hazel M. Zepeda
 UNDER MY HAND AND SEAL OF
 OFFICE, THIS THE 25th DAY
 OF October, 1990
 MY COMMISSION EXPIRES 11-16-92



STATE OF TEXAS
 I, LUIS TRIGO, HEREBY CERTIFY
 THAT THE LA JOYA WATER SUPPLY HAS
 PROVIDED THE POTABLE WATER SUPPLY
 FOR SUBDIVISION AND THAT THIS
 WATER WILL SUPPLY POTABLE WATER TO
 SUBDIVISION FOR THE NEXT THIRTY
 YEARS WITH AN ANTICIPATED TOTAL
 OF WHEN THE
 VISION IS ULTIMATELY DEVELOPED
 THAT METERS ARE IMMEDIATELY
 AVAILABLE TO EACH INDIVIDUAL LOT
 IN THE SUBDIVISION:
11/1/90
 LUIS TRIGO
 ENGINEER

WILFRED F. PEÑA JR., A REGISTERED
 PROFESSIONAL ENGINEER IN THE STATE
 OF TEXAS, HEREBY CERTIFY THIS
 SUBDIVISION PLAT CONTAINS THE
 UTILITY PLANS OF THE IMPROVEMENTS
 FOR WATER AND SEWER SERVICE
 WHICH ARE CONSTRUCTED AND FULLY
 TESTED AND OPERABLE BY JULY
1990. I FURTHER CERTIFY
 THAT THESE FACILITIES ARE IN
 ACCORDANCE WITH THE MODEL RULES
 ADOPTED UNDER SECTION 16.343, TEXAS
 CODE ANNOTATED.
W. F. Peña Jr.
 WILFRED F. PEÑA JR., P.E.

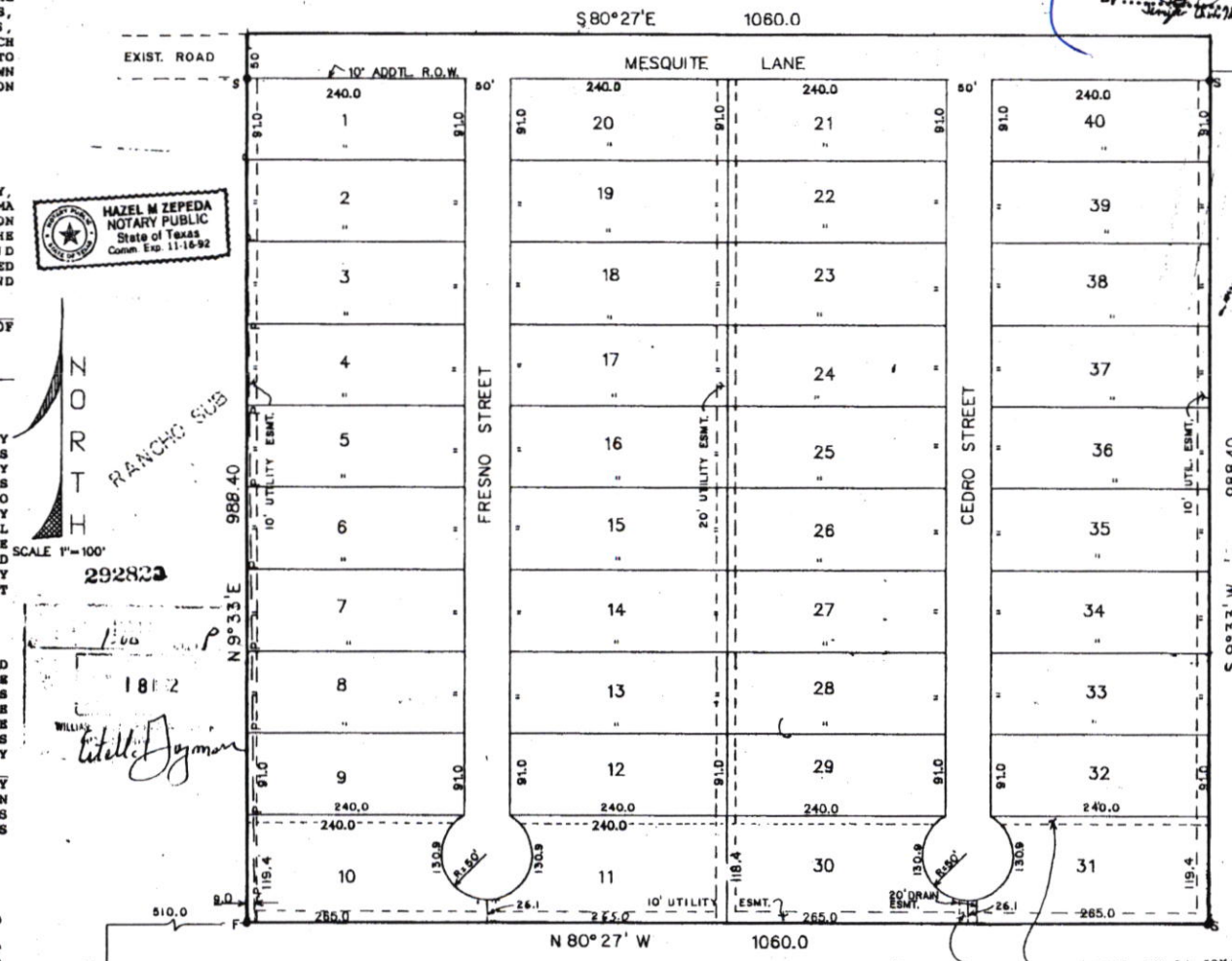
I, THE UNDERSIGNED, ENGINEER AND
 SURVEYOR, IN THE STATE OF TEXAS,
 HEREBY CERTIFY THAT THIS PLAT
 SETS FORTH THE FACTS FOUND ON THE
 SURVEY AND AT THE TIME OF SURVEY, AND
 THAT I HAVE EXERCISED PROPER ENGINEERING
 JUDGMENT AND THAT ALL NECESSARY
 PREPARATIONS HAVE BEEN GIVEN TO
 THIS PLAT.
W. F. Peña Jr.
 WILFRED F. PEÑA JR., P.E. NO. 34985



OWNER - ALMA MARTINEZ
 ADDRESS - P.O. B. 325
 GENERAL DELIVERY
 SULLIVAN CITY, TEXAS
 78595

APPROVED FOR RECORDING
 BY
 COMMISSIONERS' COURT
 This the 17th day of Nov. 1992
 WILLIAM "BILLY" LEO, County Clerk
 Hidalgo County, Texas
 By Deputy

LEGEND
 F - FOUND 1/2" DIA. IRON ROD
 S - SET 1/2" DIA. IRON ROD
 P-P- POWER POLES



- NOTES
1. THIS AREA IS IN FLOOD ZONE "C" COMMUNITY-PANEL NUMBER 480334 0278 B MAP REVISED JANUARY 2, 1981.
 2. SETBACK LINES ARE AS FOLLOWS FRONT- 25', SIDE - 10', REAR 15'
 3. ONLY ONE DWELLING PER LOT
 4. ANY FUTURE CONSTRUCTION SHALL BE ON NATURAL GROUND ± 18"
 5. NO STRUCTURES OR FENCES ARE ALLOWED ON THE NORTH 10' OF LOTS 10, 11, 30 AND 31

LEGAL DESCRIPTION
 THAT PORTION OUT OF TRACT ONE WHICH CONTAINS 150 ACRES, OUT OF TRACT 126 IN PORCION 38, 39, 40, ANCIENT JURISDICTION OF REYNOSA, MEXICO NOW IN STARR AND HIDALGO COUNTIES, TEXAS; SAID PORTION HEREBY CONVEYED BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF TRACT ONE THENCE SOUTH 80° 27' EAST 510.0 FEET TO THE PLACE OF BEGINNING; ALSO THE NORTHWEST CORNER HEREOF;
 THENCE CONTINUING SOUTH 80° 27' EAST 1060.0 FEET TO THE NORTHEAST CORNER HEREOF;
 THENCE SOUTH 09° 33' WEST 988.40 FEET TO THE SOUTHEAST CORNER HEREOF;
 THENCE NORTH 80° 27' WEST 1060.0 FEET TO THE SOUTHWEST CORNER HEREOF;
 THENCE NORTH 09° 33' EAST 988.40 FEET TO THE PLACE OF BEGINNING, CONTAINING TWENTY-FIVE AND FIVE HUNDREDTHS (25.05) ACRES, MORE OR LESS.

RANCHO SUB.No. 2

BEING A RESUBDIVISION OF 24.05 ACRES OF TRACT ONE WHICH CONTAINS 150 ACRES, OUT OF TRACT 126 IN PORCION 38, 39, AND 40, ANCIENT JURISDICTION OF REYNOSA, MEXICO NOW IN STARR AND HIDALGO COUNTIES, TEXAS.

Recorded in Book 28 Page 15A
 of the Public Records of Hidalgo County, Texas
 Recorded this 17th day of November, 1992
 by Deputy
 County Clerks

APPROVED FOR RECORDING
 HIDALGO CO. PLANNING DEPT.
 BY: Deputy
 DATE: 11/17/92