

SUBMITTAL DATE	FOR APPROVAL BY C.COURT ON 07/21/2026						ROUTING STAFF	RETURNED DATE BY C.COURT	RECEIVED BY STAFF
	APPLICANT	LEGAL DESCRIPTION	LOT	BLOCK	PERMIT#	REQUEST			
7/9/2026	CESAREO TOVAR	TOVAR ESPINOZA	1		4-10677	UTILITIES	MC		
7/9/2026	ISIDRO R ADAME	ROADRUNNER	23		2-482	WATER	MC		
7/9/2026	JUAN HUERTA J	SEMINOLE VALLEY NO.4	7		4-9868	WATER	MC		

07/10/2026





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 2 3 4

Anthony Uresti
Director of Planning

Application No: 4-10677

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: Cesario TOVAR

Address: 6224 E. Mile 17
N. Edinburg, TX 78546

Phone: 956 929 0526

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

Water Supplier: N.A.W.S.C.

Utility Provider: ☒ M.V.E.C. ☐ AEP

Account/ESI No.: #1000156722
☐ Temporary Pole ☒ Permanent Service

regarding the land described as:

TOVAR Espinoza Lot #1

on July 21st, 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 03-11-26 [Signature] 26);

(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



PLANNING DEPARTMENT

Rev. 12-21-23

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Anthony Uresti
Director of Planning

Application No: 4-10677

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: Cesareo Tovar

Address: 6224 E Mile 17 N
Edinburg, TX 78542

Phone: 956 929 0526

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

TOVAR ESPINOZA Lot #1

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Received
07-09-2026

X Cesareo Tovar

Requesting Party (Signature)

07-09-26
[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:

07/09/26
Date

[Signature]
County Official



Chapter 232, Texas Local Government Code

4/9/2026 11:38:52 AM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
2818 S Business Hwy 281	1900 Joe Stephens Ave. Ste. A	2401 N. Moorefield Rd.
Edinburg, Texas 78539	Weslaco, Texas 78596	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 4-10677

Receipt No.: 046087

T6080-00-000-0001-00

TOVAR CESAR
3924 MUSTANG ST
EDINBURG, TX 78542
(956) 929-0526
(956) 929-0526

- [1] Contractor: SELF
[2] Water System: North Alamo WSC
[3] Class of Work: 01 Residential, new, Single Family Dwelling
[4] Size of Structure: 1846.8Sq.Ft.
[5] Legal Description: TOVAR ESPINOZA LOT 01
[6] Location: mile and 17 and terry rd
[7] Sewage: City of Edinburg
[8] Construction Type: Block
[9] Est. Cost of Construction: \$100000
[10] Flood Zone: Zone X

Community Panel Number: 4803340325D

Precinct: 4

Certification of Elevation Required: No

Setbacks: Front 50', Rear 15', Side ES6', Side WS15', Corner '

Special Conditions: must comply with all setbacks and regulations required by the hcpd

Description: Permit 4-10677

Price: \$200.00

Description: Penalty Fee

Price: \$100.00

Total Amount.....\$300.00

Method of Payment: Cash

Check/M.O.#:

Payment: \$300.00

Change Due: \$0.00

Application: elizabeth.lopez

Inspector: danny.sanchez

Receipt: elizabeth.lopez

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.

Cesar Tovar
Signature of Owner or Applicant

4-9-26
Date



NORTH ALAMO WATER SUPPLY CORPORATION
420 SOUTH DOOLITTLE ROAD
EDINBURG TX 78542-9707

TELEPHONE 956-383-1618
FAX 956-318-0909

SERVING HIDALGO, WILLACY &
CAMERON COUNTIES

Date: 6/29/26

Applicant:

CESAREO TOVAR

Physical Location:

TOVAR ESP L1

(Subdivision & Lot #)

Current Mailing Address:

3924 MUSTANG ST

6224 E MILE 17 N

(Community Street Address)

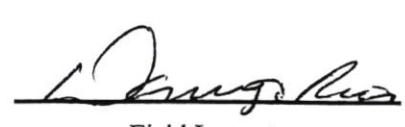
EDINBURG TX 78542

City, State, Zip +4

The above location has been hooked to and is serviced by North Alamo Water Supply Corporation's organized sewer system in their area.



Agustin Gomez
Wastewater Manager



Field Inspector

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: AUGUST 1, 2019

Grantor: OLEGARIO CANTU and wife, YOLANDA CANTU

Grantor's Mailing Address: P.O. BOX 2305
SAN JUAN, TEXAS 78589
HIDALGO COUNTY

Grantee: CESAREO TOVAR SUSTAITA

Grantee's Mailing Address: 1338 N. TERRY
EDINBURG, TEXAS 78542
HIDALGO COUNTY

Consideration:

Cash and a first lien note of even date executed by Grantee and payable to the order of OLEGARIO CANTU and wife, YOLANDA CANTU in the principal amount of FIFTY-TWO THOUSAND AND NO/100 DOLLARS (\$52,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of Grantor and by a first-lien deed of trust of even date from Grantee to CHANNING SLUSHER, trustee.

Property (including any improvements):

A 0.545 of an acre tract of land, more or less, being a portion of Lot Ten (10), Section Two Hundred Fort Nine (249), TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY SUBDIVISION, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 1, Page 21, Map Records, Hidalgo County, Texas, reference to which is here made for all purposes, said tract of land being more particularly described by metes and bounds as follows, to wit:

BEGINNING at a found 1/2 inch iron rod on the South right of way line of Chapin Road (Mile 17 Road) for the Northwest corner of herein described tract, said point bears South 30.0 feet and East 416.15 feet from the Northwest corner of said Lot 10, Block 249;

THENCE, East, 103.08 feet along the South right of way of Chapin Road (Mile 17 Road) being parallel to the North line of said Lot 10, Section 249, to a found 1/2 inch iron rod for the Northeast corner of herein described tract;

THENCE, South 230.37 feet parallel to the West line of said Lot 10, Section 249, to a set found 1/2 inch iron rod for the Southeast corner of herein described tract;

THENCE, West 103.08 feet parallel to the North line of said Lot 10, Section 249, to a found 1/2 inch iron rod for the Southwest corner of herein described tract;

THENCE, North 230.37 feet parallel to the West line line of said Lot 10, Section 249, to the POINT OF BEGINNING, and contain9ng 0.545 of and acre (23,747 square feet) of land, more or less.

Reservations from Conveyance: NONE

Exceptions to Conveyance and Warranty:

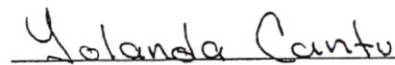
- a. Standby fees, taxes and assessments by any taxing authority for the year 2019, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.
- b. Rights or claims by Hidalgo County Irrigation District No. 1 to any portion of property lying within canal and/or drain ditch easements and/or rights of way located on the property.
- c. Statutory rights, rules, regulations, easements and liens in favor of Hidalgo County Irrigation District No. 1, pursuant to applicable sections of the Texas Water Code.
- d. Subdivision regulations of the County of Hidalgo and/or ordinances or regulations of the city holding extra-territorial jurisdiction of said property.
- e. Easements, building setbacks and reservations as shown according to the map or plat thereof recorded in Volume 1, Page 21, Map Records of Hidalgo County, Texas.
- f. Right of Way Easement dated December 10, 1998, in favor of North Alamo Water Supply, recorded under Document No. 741386, Official Records of Hidalgo County, Texas.
- g. Water Contract between Edinburg Irrigation Company and Stewart Farm Mortgage Company, dated April 1, 1921, filed on April 20, 1921, recorded in Volume 126, Page 463, under Document No. 3392, Deed Records, Hidalgo County, Texas.
- h. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated May 31, 1951, by and between W. H. Smythe Jr. and wife, Mary T. Smythe, as Lessor, and Union Producing Company, as Lessee, recorded October 9, 1951 recorded in Volume 119, Page 460 and correction in Volume 165, Page 15 and unitized in Volume 174, Page 373, of the Oil and Gas Records of Hidalgo County, Texas.
- i. All leases, grants, exceptions or reservations of coal, ignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records.
- j. Building, Zoning, Platting and/or Regulatory Laws and/or Ordinances of any Municipal and/or other Governmental Authority.

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.

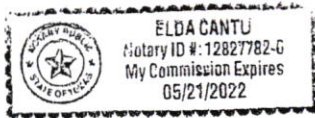

ELEGARIO CANTU


YOLANDA CANTU

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 1st day of August, 2019, by OLEGARIO CANTU.

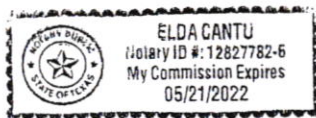


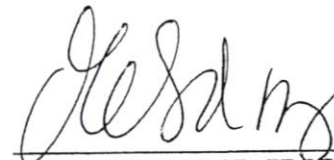


NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 1st day of August, 2019, by YOLANDA CANTU.





NOTARY PUBLIC, STATE OF TEXAS

PREPARED BY:
SLUSHER & ASSOCIATES, PLLC
4900 N. 10TH, STE. E-2
McALLEN, TEXAS 78504
GF# 192435995

AFTER RECORDING, RETURN TO:

CESAREO TOVAR SUSTAITA
1338 N. TERRY
EDINBURG, TEXAS 78542