



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: 2-482

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: Isidro Rogelio Adame
Glady's Galvan
Address: 1102 Quail St
Alamo, TX 78516

Approved by Environmental Health:	Temporary Service	Final Service
Authorized Signature	Authorized Signature	Authorized Signature
Inspection/Permit No:		<u>SEWER</u>
Date Approved:	<u>/ /</u>	<u>7 / 8 / 2026</u>

Water Supplier: Military Highway Water Supply

Utility Provider: ☐ M.V.E.C. ☒ AEP

Account/ESI No.: N/A

☐ Temporary Pole ☐ Permanent Service

Phone: 956-315-6100
956-723-6975

regarding the land described as:

Lot 23 Roadrunner

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 07-10-26);

(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



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Anthony Uresti
Director of Planning

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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: Isidro Rogelio Adame

Address: 1102 Quail St

Alamo TX 78516

Phone: 956-315-6100

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

Lot 23 Roadrunner

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
7-09-2026

Isidro R. Adame
Requesting Party (Signature)

07/09/2026
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- ☒ Deed
☐ Executory Contract
☐ Lease
☐ Rent Receipt
☐ Affidavit
☐ Other (describe) PMI

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

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

07-10-26
Date

[Signature]
County Official

GF# 20242034 Closer ALL

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: MAY 19, 2026

Grantor: EMILIO AGUILAR and wife, DORA LERMA AGUILAR

Grantor's Mailing Address: 4514 SOUTHPORT DR.
EDINBURG, TEXAS 78542
HIDALGO COUNTY

Grantee: ISIDRO ROGELIO DAVILA ADAME and wife, GLADYS GALVAN

Grantee's Mailing Address: 1210 W. GARVIN AVE.
ALAMO, TEXAS 78516
HIDALGO COUNTY

Consideration:

Cash and a note of even date executed by Grantee and payable to the order of BANK OF SOUTH TEXAS in the principal amount of TWO HUNDRED SEVENTEEN THOUSAND ONE HUNDRED FORTY-FOUR AND NO/100 DOLLARS (\$217,144.00) of which EIGHTY-FOUR THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$84,500.00) is being advanced for the purchase of the herein described property. The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor BANK OF SOUTH TEXAS and by a first-lien deed of trust of even date from Grantee to DARRYL K. LEMKE, Trustee.

Property (including any improvements):

Lot Twenty Three (23), ROAD RUNNER SUBDIVISION, a Subdivision in the City of Alamo, Hidalgo County, Texas, as shown by the map or plat thereof recorded in Volume 25, Page 193, Map Records, Hidalgo County, Texas, to which reference is here made for all pertinent purposes.

Reservations from Conveyance: NONE

Exceptions to Conveyance and Warranty:

- a. Restrictive covenants as recorded in Volume 25, Page 193, Map, Records, Hidalgo, County, Texas.
- b. Standby fees, taxes and assessments by any taxing authority for the year 2026, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.
- c. Statutory rights, rules, regulations, easements and liens in favor of Hidalgo County Irrigation District No. 2, pursuant to applicable sections of the Texas Water Code.
- d. Rights or claims by Hidalgo County Irrigation District No. 2 to any portion of property lying within canal and/or drain ditch easements and/or rights of way located on the property.
- e. Easements, building setbacks and reservations as shown according to the map or plat thereof recorded in Volume 25, Page 193, Map Records of Hidalgo County, Texas.
- f. Subject to rights of way, easements and conditions as more fully described and reserved in Warranty Deeds recorded in Volume 19, Page 201, Volume 25, Page 312 and Volume

120, Page 531, Deed Records of Hidalgo County, Texas.

- g. Drainage ditch easement in favor of Hidalgo County Drainage District No. 1 as shown by instrument dated July 23, 1962, recorded In Volume 1045, Page 589, Deed Records, Hidalgo County, Texas.
- h. Certificate For Resolution And Order Fro Excluding Lands From District Boundaries dated May 18, 1995, filed July 10, 1995, recorded under Document No 462327, Official Records of Hidalgo County, Texas.
- i. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated April 6, 1978, executed by Adolfo Martinez and wife, Berta Martinez, Arturo Martinez and wife, Teresa Martinez and Francisco Martinez, Jr. and wife, Carmen Martinez to INEXCO OIL COMPANY, filed for record under Clerk's File No. 26888, Volume 375, Page 651, Oil and Gas Lease Records of Hidalgo County, Texas.
- j. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, executed by Adolfo Martinez and wife, Berta Martinez, Arturo Martinez and wife, Teresa Martinez and Francisco Martinez, Jr. and wife, Carmen Martinez to James R. Timmins, dated June 10, 1983, recorded in Volume 1854, Page 668, Official Records of Hidalgo County, Texas.
- k. Interest in and to all coal, lignite, oil, gas, and other minerals, and all rights incident thereto, contained in instrument dated July 25, 1944, recorded in Volume 535, Page 468, dated July 25, 1944, recorded in Volume 539, Page 67 and dated April 4, 1946, recorded in Volume 578, Page 575, Deed Records of Hidalgo County, Texas.
- l. Coal, lignite, oil, gas or other mineral interest(s), together with rights incident thereto, contained in instrument dated November 18, 1976, executed by John Stuart Metz to Joe Metz and Howard Kappler, recorded in Volume 1507, Page 529, Deed Records of Hidalgo County, Texas, which document contains the following language "Save and Except all oil, gas and other minerals, same having been reserved by prior Grantors..".
- m. Coal, lignite, oil, gas or other mineral interest(s), together with rights incident thereto, contained in instrument dated January 31, 1989, executed by Francisco Martinez, Jr., et.al. to Carlos Salazar Construction and Development Corp., recorded in Volume 2714, Page 601, Official Records of Hidalgo County, Texas, which document contains the following language "Save and Except that Sellers hereby reserve unto themselves, their heirs and assigns any and all oil, gas and other minerals not heretofore reserved by prior Grantors that are in, on, and under the property..".
- n. 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.
- o. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.

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.

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. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of BANK OF SOUTH TEXAS and are transferred to BANK OF SOUTH TEXAS without recourse against Grantor.

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

EMILIO AGUILAR

EMILIO AGUILAR

DORA LERMA AGUILAR

DORA LERMA AGUILAR

ACKNOWLEDGMENT

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 21st day of May, 2026, by EMILIO AGUILAR.



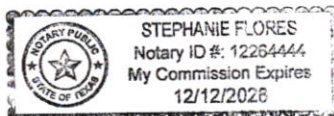
[Signature]

NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 21st day of May, 2026, by DORA LERMA AGUILAR.



[Signature]

NOTARY PUBLIC, STATE OF TEXAS

PREPARED IN THE OFFICE OF:
SLUSHER & ASSOCIATES, PLLC
4900 NORTH TENTH, SUITE E-2
McALLEN, TEXAS 78504
GF# 262452034

AFTER RECORDING RETURN TO:
ISIDRO ROGELIO DAVILA ADAME and wife, GLADYS GALVAN
1210 W. GARVIN AVE.
ALAMO, TEXAS 78516



Chapter 232, Texas Local Government Code

6/29/2026 3:52:59 PM

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

Permit No.: Permit 2-482
Receipt No.: 047729
R3315-00-000-0023-00

DAVILA ISIDRO ROGELIO ADAME & GLADYS GALVAN

1210 W GARVIN AVE

ALAMO, TX 78516

(956) 315-6100

(956) 656-0151

[1] Contractor: SELF

[2] Water System: Military WSC

[3] Class of Work: 01 Residential, new, Single Family Dwelling

[4] Size of Structure: 1631Sq.Ft.

[5] Legal Description: ROADRUNNER LOT 23

[6] Location: MOORE RD & QUAIL ST.

[7] Sewage: Military WSC

[8] Construction Type: Wood

[9] Est. Cost of Construction: \$89705

[10] Flood Zone: Zone B

Community Panel Number: 4803340425C

Precinct: 2

Certification of Elevation Required: No

Setbacks: Front 30', Rear 20', Side 6', Side 6', Corner '

Special Conditions: **MUST COMPLY WITH ALL REGULATIONS & RULES SET BY HIDALGO COUNTY PLANNING DEPARTMENT.**

Description: Permit 2-482

Price: \$200.00

Total Amount.....\$200.00

Method of Payment: Check

Check/M.O.#: 18502

Payment: \$200.00

Change Due: \$0.00

Application: elizabeth.lopez

Inspector: anitra.champion

Receipt: elizabeth.lopez

Cashier

6/29/2026
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

6-29-2026
Date