

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			
7/2/2026	JESUS CASTILLO & EMILY RAMOS	DE ANDA RAMOS	1		2-460	WATER	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 1 234

Anthony Uresti
Director of Planning

Application No: 2-460

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:

Jesus Castillo Jr

Name: Emily D. Ramos

Address: 1040 N Cesar Chavez Rd.
Alamo TX 78516

Phone: 956 223-5148 or
956 325-4063

regarding the land described as:

Lot 1 De Anda Ramos Subdivision

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;
- 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 07-25-26);

(verified by Haw);

(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: 2-460

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: Jesus Castillo Jr. + Emily D. Ramos

Address: 1040 N. Cesar Chavez Rd.
Alamo TX 78516

Phone: 956 223-5148 or 956 325-4063

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

Lot 1 De Anda Ramos Subdivision

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Jesus Castillo Jr.
Emily D. Ramos
Requesting Party (Signature)

07-02-2020
4-26
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

Date

07/02/20

County Official

[Signature]

General Warranty Deed

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: September 11, 2025

Grantor: OMAR T. GARZA and wife, FRANCES GARZA

Grantor's Mailing Address: 1146 N. Cesar Chavez Rd.
Alamo, Texas 78516
Hidalgo County

Grantee: JESUS CASTILLO, JR. and wife, EMILY DALILAH RAMOS

Grantee's Mailing Address: 1136 N. Cesar Chavez Rd.
Alamo, Texas 78516
Hidalgo County

Consideration: TEN AND NO/100THS DOLLARS (\$10.00) Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged

Property (including any improvements):

Lot 1, of DE ANDA - RAMOS SUBDIVISION, an Addition to the City of Alamo, Hidalgo County, Texas, according to the Plat or Map thereof recorded in Volume 26, Page 23A, Map Records of Hidalgo County, Texas.

Reservations from Conveyance:

Subject To:

None

Exceptions to Conveyance and Warranty:

Subject To:

Restrictions as set out on the Plat or Map thereof recorded in Volume 26, Page 23A, Map Records of Hidalgo County, Texas.

Easements for roadways and canal rights of ways reserved in General Warranty Deed from Alamo Land and Sugar Company to H. R. Ryan, dated June 5, 1919, recorded in Volume 87, Page 131, Deed Records of Hidalgo County, Texas.

Easement Deed from Oscar T. Garza, et al, to Qwest Communications Company, LLC, et al, dated February 12, 2015, filed for record on July 27, 2015, in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 2631829.

Twenty foot (20') Alley and Utility Easement along the North line of the subject land, according to the Map or Plat thereof, filed for record in Volume 26, Page 23A, Map Records of Hidalgo County, Texas.

Easements and Conditions as shown on the Map or Plat thereof, filed for record in Volume 26, Page 23A, Map Records of Hidalgo County, Texas.

Easements, rights, rules and regulations in favor of Hidalgo County Irrigation District No. 2.

Easements or claims of easements which are not a part of the public record.

Thirty foot (30') Minimum Building Setback Line along the front of the subject land, according to the Map or Plat thereof, filed for record in Volume 26, Page 23A, Map Records of Hidalgo County, Texas.

Forty foot (40') Minimum Building Setback Line along the rear of the subject land, according to the Map or Plat thereof, filed for record in Volume 26, Page 23A, Map Records of Hidalgo County, Texas.

Six foot (6') Minimum Building Setback Lines along the sides of the subject land, according to the Map or Plat thereof, filed for record in Volume 26, Page 23A, Map Records of Hidalgo County, Texas.

Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from J. W. Patterson, Jr. and wife, Betty J. Patterson, also known as Betty Patterson, to Charles A. Brandt, dated November 20, 1962, recorded in Volume 274, Page 116, Oil and Gas Records of Hidalgo County, Texas.

Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from Juan R. Martinez and wife, Isabel Martinez, to Tidewater Oil Company, dated January 23, 1967, recorded in Volume 312, Page 410, Oil and Gas Records of Hidalgo County, Texas.

Mineral interest, together with all rights relative thereto, express or implied, reserved to grantor in Warranty Deed from Betty Jane Patterson and husband, J. W. Patterson, Jr., to Veterans' Land Board of Texas, dated December 12, 1962, recorded in Volume 1050, Page 169, 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 Warranty Deed from Juan R. Martinez and wife, Isabel Martinez, to Sylvestre Garza and Ruben Garza, d/b/a Garza Brothers Construction Company, dated July 26, 1976, recorded in Volume 1500, Page 35, Deed Records of Hidalgo County, Texas.

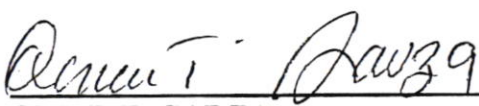
All rights, titles and interests in and to all portions of the proposed insured land lying within a drainage ditch, drainage pipe, drainage line, a canal or an irrigation line as may be claimed in fee by Hidalgo County Irrigation District No. 2.

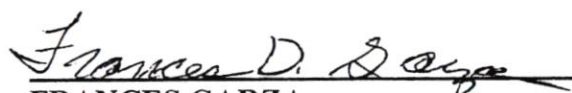
Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.

All ad valorem taxes for the year 2025 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.

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


OMAR T. GARZA

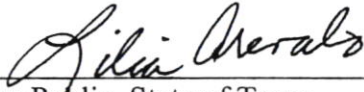

FRANCES GARZA

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 11 day of September, 2025,
by **OMAR T. GARZA**.



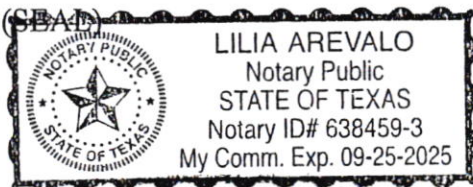


Notary Public, State of Texas

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 11 day of September, 2025,
by **FRANCES GARZA**.





Notary Public, State of Texas

AFTER RECORDING RETURN TO:
JESUS CASTILLO, JR. and EMILY DALILAH RAMOS
1136 N. Cesar Chavez Rd.
Alamo, Texas 78516

PREPARED IN THE LAW OFFICE OF:
JOHN ROBERT KING
3409 N. 10th, Suite 100
McAllen, Texas 78501
File No.: GF#3204740;LA/lp