

	PLANNING DEPT. PCT 3 CERTIFICATE OF PLAT & UTILITY STATUS	
	APPLICANT	APPLICATION NO.
1.	NICASIO MANZANO	3-8328
2.		
3.		
4.		
5.		
6.		
7.		
	COMM. COURT: JULY 21, 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: 3-8328

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: Nicasio Manzano

Address: 5502 Davis Ln
Mission, TX
78574

Phone: (956) 862-0539

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	/ /	<u>7/9/26</u>

Water Supplier: Agua SUD

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

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

regarding the land described as:

Abram North Lot 49

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 11-13-95);

(verified by Sandra Carter);

(verified by Sandra Carter);

(verified by Sandra Carter);

(verified by Sandra Carter);

Sandra Carter 7/9/26
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



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Anthony Uresti
Director of Planning

Application No: 3-8328

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: Nicasio Manzano

Address: 5502 Davis Ln
Mission TX 78574

Phone: 956 862-0539

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

Abram North Lot 49

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

[Signature]
Requesting Party (Signature)

7-09-2026
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- ☒ Deed
☐ Executory Contract
☐ Lease
☐ Rent Receipt
☐ Affidavit
☒ Other (describe) copy of 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:

7/9/26
Date

[Signature]
County Official

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY 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.

**WARRANTY DEED
WITH VENDOR'S LIEN**

DATE: September 1, 2022

GRANTOR: Milk & Honey Properties

GRANTOR'S MAILING ADDRESS: 1015 N. Texas Blvd, 20 B#129, Weslaco, Texas 78596

GRANTEE: Nicasio Manzano

GRANTEE'S MAILING ADDRESS: 7028 Crystal Dr., Mission, Texas 78574

CONSIDERATION: TEN AND NO/100 DOLLARS and other good and valuable consideration and the further consideration of a note of even date, that is in the principal amount of \$25,000.00 and is executed by Grantee, payable to the order of Grantor. It is secured by a vendor's lien retained in this deed and by a deed of trust of even date, from Grantee to Matthew Pierson, Trustee.

PROPERTY: All of Lot Forty-Nine (49), Abram North Subdivision, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 30, Pages 151 and 152, Map Records, Hidalgo County, Texas.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:
Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded instruments, other than conveyances of the surface estate, that affect the property; taxes for the current year, the payment of which Grantee assumes.

Grantor, for the consideration, receipt of which is acknowledged, and subject to the reservations from and 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 wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors or assigns forever. 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 whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor but not otherwise, except as to the reservations from and exceptions to conveyance and warranty.

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

As a material part of the Consideration for this deed, Grantor and Grantee agree that Grantee is taking the Property "AS IS" with any and all latent and patent defects and that there is no warranty by Grantor that the Property has a particular financial value or is fit for a particular purpose. Grantee acknowledges and stipulates that Grantee is not relying on any representation, statement, or other assertion with respect to the Property condition but is relying on Grantee's examination of the Property. Grantee takes the Property with the express understanding and stipulation that there are no express or implied warranties except for limited warranties of title set forth in this deed.

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 shall become absolute.

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

No title examination was requested in connection with the preparation of this document nor was any made. The preparer expresses no opinion on title to this property.

Matthew Pierson dba Milk & Honey Properties

Ricardo Valdez dba Milk & Honey Properties

STATE OF TEXAS
COUNTY OF HIDALGO ACKNOWLEDGMENT

This instrument was acknowledged before me on this the 18th day of September, 2022, by Matthew Pierson dba Milk & Honey Properties.

Notary Public, State of Texas



STATE OF TEXAS
COUNTY OF HIDALGO ACKNOWLEDGMENT

This instrument was acknowledged before me on this the 18th day of September, 2022, by Ricardo Valdez dba Milk & Honey Properties.

Notary Public, State of Texas





Chapter 232, Texas Local Government Code
COUNTY OF HIDALGO
PLANNING DEPARTMENT

6/17/2026 11:37:30 AM

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 3-8328

Receipt No.: 047524

A0230-00-000-0049-00

MANZANO NICASIO
7028 CRYSTAL DR
MISSION, TX 78574
(956) 867-8026
(956) 867-8026

- [1] Contractor: SELF
[2] Water System: Agua S.U.D.
[3] Class of Work: 44 Mobile homes
[4] Size of Structure: 980Sq.Ft.
[5] Legal Description: ABRAM NORTH LOT 49
[6] Location: 4 mile rd & Abram Rd
[7] Sewage: N/A
[8] Construction Type: Metal
[9] Est. Cost of Construction: \$14000
[10] Flood Zone: Zone X

Community Panel Number: 4803340290D

Precinct: 3

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 HC Planning Dept.

Description: Permit 3-8328

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: gerardo.perez

Inspector: isidro.casanova

Receipt: gerardo.perez

Cashier

Date

[NOTICE]

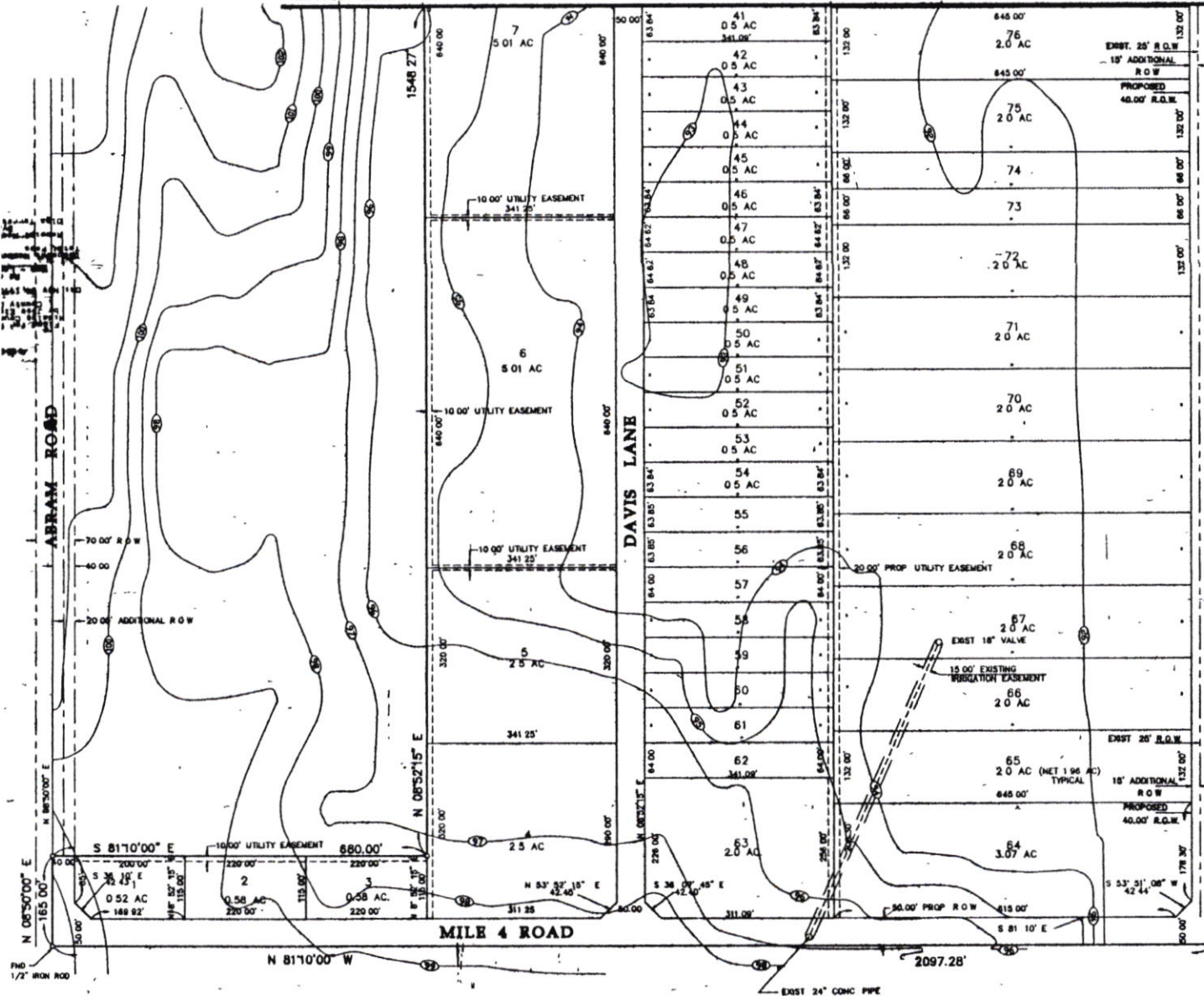
ALL SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE IN COMPLIANCE WITH THE SUBDIVISION PLAT AND/OR DEED RESTRICTIONS. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. NO MORE THAN ONE SINGLE FAMILY RESIDENCE PER LOT. APPLICANT SHALL COMPLY WITH ALL THE PLAT AND OR DEED RESTRICTIONS AND REQUIREMENTS AFFECTING 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.

Signature of Owner or Applicant

Date

MATCH LINE

MATCH LINE



LOCATION MAP

METES AND BOUNDS:
A 122.64 ACRE TRACT OF LAND IN HIDALGO COUNTY, TEXAS, SAID TO BE DESCRIBED BY METES AND BOUNDS BEGINNING AT A 1/2" IRON ROD INTERSECTION OF THE CONVEYOR LINE AND THE WEST LINE OF PORCION GARDENS SUBDIVISION FOR THE HEREIN DESCRIBED TRACT.

THENCE N 85° 0' E ALONG THE N 48' (EAST LINE OF TEXAS GARDO) DISTANCE OF 180.0 FEET TO A 1" EXTERIOR CORNER OF HEREIN DESCRIBED TRACT.

THENCE S 81° 15' E A DISTANCE 1/2" IRON ROD SET SAID POINT CORNER OF HEREIN DESCRIBED TRACT.

THENCE N 83° 15' E A DISTANCE 1/2" IRON ROD SET SAID POINT CORNER OF HEREIN DESCRIBED TRACT.

THENCE S 81° 15' E A DISTANCE 1/2" IRON ROD FOUND ON THE C ROAD FOR THE NORTHEAST CORNER TRACT.

THENCE S 83° 15' W ALONG THE BRUSHLINE ROAD A DISTANCE OF 100 FEET TO THE INTERSECTION OF THE BRUSHLINE ROAD FOR THE SOUTH DESCRIBED TRACT.

THENCE N 81° 10' W ALONG THE (NORTH ROAD) A DISTANCE OF 20' BEGINNING SAID TRACT CONT. LAND MORE OR LESS.

STATE OF TEXAS
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ABRAM NORTH SUBDIVISION

HIDALGO COUNTY, TEXAS.

BEING A SUBDIVISION OF 122.64 ACRES
OF LAND OUT OF PORCION 48, HIDALGO COUNTY, TEXAS.

APPROVED FOR RECORDING
HIDALGO CO. PLANNING DEPT.
BY *[Signature]*
DATE 11/13/95

APPROVED
Hidalgo County Health Dept.
[Signature]

CHECKED FOR DRAINAGE
BY *[Signature]*

APPROVED

SHEET 1 OF 2

SA
SALINAS & ASSOCIA
CONSULTING ENGINEERS
1018 BYCAME - McALLEN
(512) 282-0081 (512) 6