



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.
Sta. 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: 4-10339

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: David E Graciel Carriel

Address: 2021420
Uresti Rd
Edinburg

Phone: 956-429-9554

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	/ /	<u>8/13/26</u> <u>assisted</u>

Water Supplier: North Alamo water

Utility Provider: ☒ M.V.E.C. ☐ AEP

Account/ESI No.: 1000170863

☐ Temporary Pole ☐ Permanent Service

regarding the land described as:

Evergreen

Development Company
Lot 67

on September 01, 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
yes
yes

A plat has been prepared;

A plat has been reviewed and approved by the Commissioners Court;
water service facilities have been constructed or installed to service
the subdivision under Local Government Code Section 232.023 and
are fully operable;

(Date approved 03/11/20);

(verified by [Signature]);

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;

(verified by [Signature]);

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;

(verified by [Signature]);

yes

electrical and gas facilities, if available, have been constructed or
installed to service the subdivision under Section 232.023.

(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: 4-10339

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: Graciele T. Carriel

Address: 21420 Uresti Rd
Edinburg 1

Phone: 956-429-9554

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

Emergreen Development Company
lot 67

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Graciele T. Carriel
Requesting Party (Signature)

8/13/2024
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:

08/14/2024
Date

[Signature]
County Official



Chapter 232, Texas Local Government Code

12/30/2025 2:08:48 PM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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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 4-10339

Receipt No.: 044252

E8103-00-000-0067-00

TERRAZAS GRACIELA CURIEL & DAVID CURIEL MENDEZ

308 SILVIA CT

SAN JUAN, TX 78589

(956) 429-9554

(956) 429-9554

[1] Contractor: SELF

[2] Water System: North Alamo WSC

[3] Class of Work: 25 Residential, new, Single Family Dwelling

[4] Size of Structure: 1900Sq.Ft.

[5] Legal Description: EVERGREEN DEVELOPMENT CO LOT 67

[6] Location: MONTE CRISTO RD & URESTI RD

[7] Sewage: N/A

[8] Construction Type: Brick

[9] Est. Cost of Construction: \$130000

[10] Flood Zone: Zone AE

Community Panel Number: 4803340325D

Precinct: 4

Certification of Elevation Required: Yes

Setbacks: Front 45', Rear 100', Side 7', Side 7', Corner '

Special Conditions: MUST COMPLY WITH ALL SETBACKS AND REGULATIONS REQUIRED BY THE HCPD

Description: Permit 4-10339

Price: \$200.00

Description: Flood Zone Area

Price: \$200.00

Total Amount.....\$400.00

Method of Payment: Credit Card

Check/M.O.#:

Payment: \$400.00

Change Due: \$0.00

Application: anitra.champion

Inspector: israel.lozoya

Receipt: anitra.champion

[Signature]
Cashier

12/30/25
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]
Signature of Owner or Applicant

12/30/2025
Date

CHARGE San Jacinto Title Services-McAllen
 GF# 243448202 Closser Rms

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.

General Warranty Deed

Date: APRIL 8, 2024

Grantor: PEARL REALTY GROUP, LLC

Grantor's Mailing Address: 2701 W GALE AVE
 HARLINGEN TEXAS 78550
 CAMERON COUNTY

Grantee: GRACIELA TERRAZAS CURIEL and DAVID CURIEL MENDEZ

Grantee's Mailing Address: 308 SYLVIA CIRCLE
 SAN JUAN TEXAS 78589
 HIDALGO COUNTY

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration.

Property (including any improvements):

Lot Sixty Seven (67), EVERGREEN DEVELOPMENT COMPANY SUBDIVISION, Hidalgo County, Texas, as per map or plat recorded in Volume 31, Page 9, 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 Document No. 544035 and Volume 31, Page 9, Map Records, Hidalgo County, Texas.
- b. Standby fees, taxes and assessments by any taxing authority for the year 2024 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 Delta Lake Irrigation District, pursuant to applicable sections of the Texas Water Code.
- d. Easements, building setbacks and reservations as shown according to the map or plat thereof recorded in Volume 31, Page 9, Map Records, Hidalgo County, Texas.
- e. Easement in favor of Willacy County Water Control and Improvement District No. One dated October 20, 1938, recorded in Volume 449, Page 371, Deed Records, Hidalgo County, Texas.
- f. Contract dated June 30, 1946, executed by and between Willacy County Water Control and Improvement District No. 1 and Rollo E. Harding, et.al., recorded in Volume 616, Page 1, Deed Records of Hidalgo County, Texas.
- g. Right of Way Easement dated February 15, 1955, in favor of County of Hidalgo, recorded in Volume 820, Page 289, Deed Records, Hidalgo County, Texas.
- h. Term, provision, and stipulations contained in Agreement of Lease in favor of Rio Grande Valley Gas dated August 26, 1960, recorded in Volume 994, Page 304, Deed Records, Hidalgo County, Texas.
- i. Highway Right of Way Easement dated May 5, 1976, in favor of County of Hidalgo, recorded in Volume 1483, Page 653, Deed Records, Hidalgo County, Texas.
- j. Right of Way Easement in favor of North Alamo Water Supply Corporation dated December, 1994, recorded under Document No. 424662, Official Records, Hidalgo County, Texas.

- k. Easement in favor of Delta Lake Irrigation District dated September 11, 1995, recorded under Document No. 477462, Official Records, Hidalgo County, Texas.
- l. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated March 9, 1943, executed by Rio Farms, Inc. to McCollum Oil Company, recorded in Volume 48, Page 466, Oil and Gas Records, Hidalgo County, Texas and unitized on September 10, 1952, recorded in Volume 133, Page 3, Oil and Gas Lease Records, Hidalgo County, Texas.
- m. Interest in and to all coal, lignite, oil, gas, and other minerals, and all rights incident thereto, contained in instrument dated September 10, 1927, recorded in Volume 265, Page 392, dated April 19, 1929, recorded in Volume 302, Page 62, dated April 24, 1936, recorded in Volume 417, Page 74, dated December 26, 1944, recorded in Volume 548, Page 283 and dated December 26, 1944, recorded in Volume 551, Page 27, Deed Records, Hidalgo County, Texas.
- n. Coal, lignite, oil, gas or other mineral interest(s), together with rights incident thereto, contained in instrument dated August 21, 1980, executed by Dorothy Jean Harding Parr and husband, Robert W. Parr to N. V. Meinrad Corporation, A Netherland Antilles Corporation, recorded in Volume 1687, Page 477, Deed Records, Hidalgo County, Texas, which document contains the following language "SAVE AND EXCEPT all oil, gas and other minerals".
- o. All, leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records.
- p. There may be leases, grants, exceptions or reservations of mineral interest that are not listed, the entire mineral estate having been reserved unto predecessors in title, and subject to any valid oil and gas leases affecting the above described property.
- q. 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.

As a material part of the Consideration for this deed, Grantor and Grantee agree that Grantee is taking the Property "AS IS". Grantee is taking the property in an Arm's-Length agreement between the parties. The Consideration was bargained on the basis of an "AS IS, WHERE IS" transaction and reflects the agreement of the parties that there are no representations or express or implied warranties, except those contained in the Purchase Contract, this Deed, and the other closing documents. Grantee has not relied on any information other than Grantee's inspection and the representations and warranties expressly contained in the Purchase Contract, this Deed, and the other closing documents.

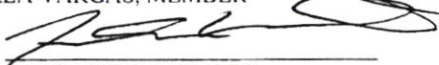
GRACIELA TERRAZAS CUIEL and DAVID CUIEL MENDEZ, Grantee, accepts the deed and consents to its form and substance. Grantee acknowledges that the terms of the deed conform with Grantee's intent and that they will control in the event of any conflict with the contract Grantee signed regarding the Property described in the deed.

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

Grantor:

PEARL REALTY GROUP, LLC

BY: 
PERLA VARGAS, MEMBER

BY: 
FABIAN CASTRO, MEMBER

Agreed and Accepted by Grantee:


GRACIELA TERRAZAS CUIEL


DAVID CUIEL MENDEZ

ACKNOWLEDGMENTS

STATE OF TEXAS §
 COUNTY OF HIDALGO §

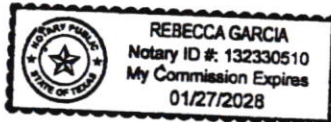
This instrument was acknowledged before me on the 9 day of April, 2024, by PERLA VARGAS, MEMBER of PEARL REALTY GROUP, LLC, Texas limited liability company on behalf of said company.



Rebecca Garcia
 NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS §
 COUNTY OF HIDALGO §

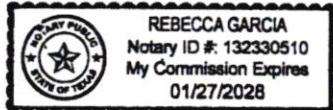
This instrument was acknowledged before me on the 9 day of April, 2024, by FABIAN CASTRO, MEMBER of PEARL REALTY GROUP, LLC, Texas limited liability company on behalf of said company.



Rebecca Garcia
 NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS §
 COUNTY OF HIDALGO §

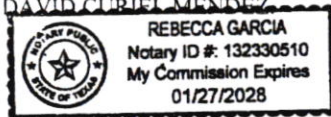
This instrument was acknowledged before me on the 9 day of April, 2024, by GRACIELA TERRAZAS CURIEL.



Rebecca Garcia
 NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS §
 COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 9 day of April, 2024, by DAVID CURIEL MENDEZ.



Rebecca Garcia
 NOTARY PUBLIC, STATE OF TEXAS

PREPARED BY:
 SLUSHER & ASSOCIATES, PLLC
 4900 N. 10TH STE, E-2
 McALLEN, TEXAS 78504
 GF# 242448262

AFTER RECORDING, RETURN TO:
 GRACIELA TERRAZAS CURIEL and DAVID CURIEL MENDEZ
 308 SYLVIA CIRCLE
 SAN JUAN TEXAS 78589