	PLANNING DEPT. PCTS 1 CERTIFICATE OF PLAT & UTILITY STATUS	
	APPLICANT	APPLICATION NO.
1.	NANCY JUAREZ	1-13080
	COMM. COURT: NOVEMBER 10, 2026	

PLANNING DEPARTMENT

County of Hidalgo

Rev. 12-21-23

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

Anthony Uresti
Director of Planning

Precinct 1 2 3 4

Application No: 1-13080

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: Nancy Juarez

Address: 708 Monterrey Dr. Weslaco Tx. 78599

Phone: 956 472-6215

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

Water Supplier: NAWS

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

Account/ESI No.: N/A

[ ] **Temporary Pole** [✓] **Permanent Service**

regarding the land described as: Shiloh #2 Lot 21,

on November 10th, 20 26, 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; (Date approved 4.10.2005);

yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by ___);

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 ___);

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 ___);

yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by ___);

Planning Department Authorized Signature | **Hidalgo County Judge** | **Date**

ATTEST: _____ **Hidalgo County Clerk** | **Date**

PLANNING DEPARTMENT

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Anthony Uresti
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Application No: 1-13080

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: Nancy Juarez

Address: 708 Monterrey Dr
Weslaco, Tx 78599

Phone: (956) 472-6215

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

Shiloh #2 Lot 21

STATUS OF PERSON OR ENTITY MAKING REQUEST:

_____ Subdivider
__✓__ Owner of lot in subdivision
_____ Resident of lot in a subdivision
_____ Entity that provides utility service

Nancy Juarez
Requesting Party (Signature)

10/27/2026
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:

10/27/24
Date

County Official

Chapter 232, Texas Local Government Code

COUNTY OF HIDALGO

PLANNING DEPARTMENT

Main Office
2818 S Business Hwy 281
Edinburg, Texas 78539
Ph: 956-318-2840
Fax: 956-318-2844

Precinct No. 1 Substation
1900 Joe Stephens Ave. Ste. A
Weslaco, Texas 78596
Ph: 956-968-4734
Fax: 956-973-7850

Precinct No. 3 Substation
2401 N. Moorefield Rd.
Mission, Texas 78572
Ph: 956-205-7045
Fax: 956-205-7049

10/1/2026 10:51:01 AM

Permit No.: Permit 1-13080
Receipt No.: 049466
S3255-02-000-0021-00

RUIZ NANCY BELEN JUAREZ
1205 HIGHLAND AVE
WESLACO, TX 78599
(956) 472-6215
(956) 472-6215

[1] Contractor: SELF
[2] Water System: North Alamo WSC
[3] Class of Work: 25 Residential, new, Single Family Dwelling
[4] Size of Structure: 1600Sq.Ft.
[5] Legal Description: SHILO #2 LOT 21
[6] Location: mile 12 1/2 & fm 88
[7] Sewage: N/A
[8] Construction Type: Wood
[9] Est. Cost of Construction: $80000
[10] Flood Zone: Zone X

Community Panel Number: 4803340450C
Precinct: 1
Certification of Elevation Required: No
Setbacks: Front 25', Rear 25', Side 6', Side 6', Corner '
Special Conditions: must comply with all county setbacks & regulations
Description: Permit 1-13080
Price: $200.00

Total Amount.....$200.00

Method of Payment: Cash
Check/M.O.#:
Payment: $200.00
Change Due: $0.00
Application: sonia.diaz
Inspector: leo.najera
Receipt: sonia.diaz

Cashier

10/1/26
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.

Josue Juarez
Signature of Owner or Applicant

10/01/26
Date

CHARGE TO: TOP TEXAS TITLE
GF NO. 2026-MC-948

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: August 20, 2026

Grantor: JAVIER FLORES, a married man and GABRIEL FLORES, a married man

Grantor's Mailing Address: 206 W Huisache Street
Weslaco, Texas 78596
Hidalgo County

Grantee: NANCY BELEN JUAREZ RUIZ, a married woman

Grantee's Mailing Address: 1205 Highland Ave
Weslaco, Texas 78599
Hidalgo County

Consideration: TEN AND NO/100 DOLLARS and other good and valuable consideration

Property (including any improvements):
Lot 21, SHILO SUBDIVISION NO. 2, as shown by the map or plat thereof recorded in Volume 55, Page 24- 26, Map Records of Hidalgo County, Texas.

Reservations From and Exceptions to Conveyance and Warranty:

a. Those recorded in/under Volume 55, Page 24-26 of the Map/Plat Records; and in/under Clerk's File No. 2008-1896696, of the Official Public Records of Hidalgo County, Texas. Any covenants, conditions or restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin are hereby deleted to the extent such covenants, conditions or restrictions violate 42 USC 3604 (c)
b. 20 foot drainage swale easement along the rear property line as shown on or described in the plat of the subdivision recorded in Volume 55, Page 24-26, Map/Plat Records, Hidalgo County, Texas.
c. 25 foot setback line along the front property line as shown on or described in the plat of the subdivision recorded in Volume 55, Page 24-26, Map/Plat Records, Hidalgo County, Texas.
d. 6 foot setback line along the side property line as shown on or described in the plat of the subdivision recorded in Volume 55, Page 24-26, Map/Plat Records, Hidalgo County, Texas.
e. 20% lot depth not to exceed 25.00 foot setback line along the side property line as shown on or described in the plat of the subdivision recorded in Volume 55, Page 24-26, Map/Plat Records, Hidalgo County, Texas.
f. Easements, building/setback lines, terms, conditions, provisions, and/or other matters set forth in instrument(s) recorded in/under Clerk's File No. 2008-1896696, Official Public Records, Hidalgo County, Texas
g. A reservation of oil, gas, and other minerals by documents recorded on May 12, 2009 in Clerk's File No. 2009-1997525, Official Public Records of Hidalgo County, Texas, together with the appurtenant rights to use the surface of the Land. The Company makes no representation as to the present ownership of this interest.
h. Subject property is located within the boundaries of Hidalgo County Drainage District No. 1.
i Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the title that would be disclosed by an accurate and complete survey of the land.
j 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.
k Rights, if any, to use the surface of the Land for the extraction or development of any geothermal energy and associated resources below the surface of the Land resulting in damage to an improvement located on the Land.
l. Any portion of subject property lying within the boundaries of a public or private roadway whether dedicated or not
m Visible and apparent easements on or across property.
n Rights of parties in possession.
o. Taxes for 2026 and subsequent years which Grantee assumes and agrees to pay

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, except as to the reservations from and exceptions to conveyance and warranty.

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

GRANTOR:

Javier Flores

JAVIER FLORES

GABRIEL FLORES

ACKNOWLEDGMENT

STATE OF TEXAS §
§
COUNTY OF ~~HIDALGO~~ Kaufman §

This instrument was acknowledged before me on the 24th day of August, 2026 by JAVIER FLORES

Rickey Williams II

Notary Public, State of Texas

Rickey Williams II

ID NUMBER
131984664
COMMISSION EXPIRES
April 23, 2027

My commission expires:04/23/2027

~~Electronically signed and notarized~~ online using the Proof platform.

ACKNOWLEDGMENT

STATE OF TEXAS §
§
COUNTY OF HIDALGO §

This instrument was acknowledged before me on the ____, day of August, 2026 by GABRIEL FLORES

Notary Public, State of Texas

PREPARED BY:
Lidhar Law PLLC
1200 Auburn Ave., Ste 490
McAllen, Texas 78504
GF NO 2026-MIC-948

AFTER RECORDING RETURN TO:
NANCY BELEN JUAREZ RUIZ
1205 Highland Ave
Weslaco, Texas 78599

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, except as to the reservations from and exceptions to conveyance and warranty.

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

GRANTOR:

JAVIER FLORES

GABRIEL FLORES

ACKNOWLEDGMENT

STATE OF TEXAS §
§
COUNTY OF HIDALGO §

This instrument was acknowledged before me on the ____, day of August, 2026 by JAVIER FLORES

Notary Public, State of Texas

ACKNOWLEDGMENT

STATE OF TEXAS §
Parker §
COUNTY OF ~~HIDALGO~~ PS §

This instrument was acknowledged before me on the 24th, day of August, 2026 by GABRIEL FLORES

Palursa Shepard
ID NUMBER
134095343
COMMISSION EXPIRES
December 7, 2026

Notary Public, State of Texas

Palursa Shepard
134095343

Electronically signed and notarized online using the Proof platform.

PREPARED BY:
Lidhar Law PLLC
1200 Auburn Ave ., Ste 490
McAllen, Texas 78504
GF NO 2026-MC-948

AFTER RECORDING RETURN TO:
NANCY BELEN JUAREZ RUIZ
1205 Highland Ave
Weslaco, Texas 78599