



OFFICE OF THE COUNTY JUDGE  
County of Hidalgo

RICHARD F. CORTEZ  
County Judge

**CERTIFICATES OF PLAT APROVALS – CONSENT AGENDA**

**COMMISSIONERS' COURT AGENDA FOR April 16, 2019**

Approval of the following Certificates:

- Certificates of Plat & Utility Status under Local Government Code Section 232.028 (b)
- Certificates of Residence Construction under Local Government Code Section 232.029 (c)
- Certificates of Water Service Availability under Local Government Code Section (c) (2)

CERTIFICATES OF PLAT & UTILITY STATUS	<u>8</u>
CERTIFICATES OF RESIDENCE CONSTRUCTION	<u>0</u>
CERTIFICATES OF WATER SERVICE AVAILABILITY	<u>3</u>
<b>TOTAL CERTIFICATES</b>	<b><u>11</u></b>

PLANNING DEPT. PCTS 1 CERTIFICATE OF PLAT & UTILITY STATUS

APPLICANT

APPLICATION NO.

1. NANCY CARDOZA

1-1738

2. MARIA QUIROGA

1-1739

3. IRIAM MARTINEZ

1-14578

COMM. COURT: APRIL 16, 2019



PLANNING DEPT. PCTS 2 & 4 WATER SERVICE AVAILABILITY	
APPLICANT	APPLICATION NO.
1. Grace Saucedo	2-11
COMM. COURT: April 16, 2019	

**PLANNING DEPT. PCT 3 CERTIFICATE OF PLAT & UTILITY STATUS**

	APPLICANT	APPLICATION NO.
1.	DARANI VALDEZ	3-1161
2.		
3.		
4.		
5.		
6.		
7.		
	COMM. COURT: APRIL 16, 2019	

AI-69874

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS			
APPLICANT			APPLICATION NO.
1.	Daniel Alaniz	MESQUITE XROSSING SUBDIVISION, LOTS 1-5	BLANKET COVER
2.	Jefferson Road Property Inv. , LLC	CARMEN AVILA SUBDIVISION PHASE 1, LOTS 1-108	BLANKET COVER
3.	Santa Cruz Properties, LTD	VISTA BONITA SUBDIVISION NO. 17, LOTS 1-192	BLANKET COVER
4.	Yoanna Maldonado	R & E RANCH SUBDIVISION, LOTS 1-6	BLANKET COVER
COMM. COURT: April 16, 2019			

PLANNING DEPT. PCTS 1 CERTIFICATE OF PLAT & UTILITY STATUS

APPLICANT

APPLICATION NO.

1. NANCY CARDOZA

1-1738

2. MARIA QUIROGA

1-1739

3. IRIAM MARTINEZ

1-14578

COMM. COURT: APRIL 16, 2019

PLANNING DEPT. PCT 1 WATER SERVICE AVAILABILITY		
	APPLICANT	APPLICATION NO.
1.	VIDAL CORONADO	1-1758
2.	NANCY GRACIA	1-1759
	COMM. COURT: APRIL 16 ,2019	

PLANNING DEPT. PCTS 2 & 4 WATER SERVICE AVAILABILITY	
APPLICANT	APPLICATION NO.
1. Grace Saucedo	2-11
COMM. COURT: April 16, 2019	

**PLANNING DEPT. PCT 3 CERTIFICATE OF PLAT & UTILITY STATUS**

	APPLICANT	APPLICATION NO.
1.	DARANI VALDEZ	3-1161
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	COMM. COURT: APRIL 16, 2019	

AI-69874

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS			
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COMM. COURT: April 16, 2019			



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

Main Office  
1304 South 25<sup>th</sup> Street  
Edinburg, Texas 78542  
956-318-2840  
956-318-2844

Precinct No.1 Substation  
1902 Joe Stephens Ave.  
Weslaco, TX 78596  
956-968-4734  
956-973-7850

Precinct No.3 Substation  
2401 N. Moorefield Rd.  
Mission, TX 78572  
956-205-7045  
956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-1738

### 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:

Approved by Environmental Health:	Temporary Service	Final Service
<u>R Pico</u> Authorized Signature		
Inspection/Permit No: <u>INSTALLING</u>		
Date Approved: <u>04 10 3 19</u>		<u>1 1</u>

Name: AARON + Nancy Lee  
Cardoza

Address: Lot 16 Resaca Escondida  
Weslaco, TX

Phone: 956-332-8766

Water Supplier: North Alamo Water Supply

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

Account/ESI No.: N/A  
 Temporary Pole  Permanent Service

regarding the land described as: Resaca Escondida lot 16

on April 16, 2019, 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; (Date approved 7-26-05);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);
- 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 R Pico);
- 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 R Pico);
- 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 R Pico);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

[Signature]  
Planning Department Authorized Signature

Richard F. Carter  
Hidalgo County Judge

4/16/19  
Date

ATTEST:

[Signature]  
Hidalgo County Clerk

4-17-19  
Date

APPROVED BY  
COMMISSIONERS' COURT  
ON: 4/16/19

[Signature]  
4-17-19



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Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-1738

### 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: Aaron + Nancy Lee Cardoza  
Address: Lot 16 Resaca Escondida  
Weslaco, TX  
Phone: 956-332-8766

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

Resaca Escondida lot 14

#### 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 Cardoza  
Requesting Party (Signature)

4-8-19  
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:

4/8/19  
Date

[Signature]  
County Official

**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 GIFT DEED**

**Date:** March 21, 2017

**Grantor:** YOLANDA N. MUNOZ and spouse RAUL MUNOZ

**Grantor's Mailing Address:**

12701 Magdalena St.  
Weslaco, Texas 78596  
Hidalgo County

**Grantee:** NANCY LEE CARDOZA and spouse AARON CARDOZA

**Grantee's Mailing Address:**

13205 Magdalena St.  
Weslaco, Texas 78596  
Hidalgo County

**Consideration:** Love of, and affection for, NANCY LEE CARDOZA and spouse AARON CARDOZA, Grantees.

**Property (including any improvements):**

Lot Number Sixteen (16), RESACA ESCONDIDA SUBDIVISION, an Addition to the City of Elsa, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 48, Page 102, Map Records, Hidalgo County, Texas.

**Reservations From and Exceptions to Conveyance and Warranty:**

1. Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas, on July 8, 1997, under Clerk's File No. 609391 and Restrictions as set out on map recorded in Volume 32, Page 80, Map Records of Hidalgo County, Texas, but omitting any covenant condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction(a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.
2. Restrictions recorded in Volume 1537, Page 364; Volume 1527, Page 508; and Volume 1784, Page 804, Deed Records; and Volume 48, Page 102, Map Records, Hidalgo County, Texas.
3. All the oil, gas and other minerals, in, under or that may be produced from the subject property are excepted herefrom in instrument recorded in Volume 1479, Page 658, Deed

Records, Hidalgo County, Texas.

4. A ten foot (10.0') building set back line along the front line of the subject land according to the Map or Plat thereof, filed for record in Volume 32, Page 80, Map Records, Hidalgo County, Texas.
5. Oil, Gas and Mineral Lease dated June 14, 1984, recorded in Volume 2051, Page 951, and dated July 3, 1984, recorded in Volume 2051, Page 907, Oil and Gas Records, Hidalgo County, Texas.
6. Easement for Water Pipeline granted to North Alamo Water Supply Corporation, as set forth in instrument recorded in Volume 1260, Page 667, Deed Records, Hidalgo County, Texas (blanket).
7. Easements, rules, and regulations and rights in favor of Hidalgo & Cameron Counties Irrigation District No. 9 (blanket).
8. Minimum floor elevation; twenty-five foot (25') minimum setback line along the front; twenty foot (20') or to easement line whichever is greater minimum setback line along the rear; ten foot (10') minimum setback line along the sides; ten foot (10') utility easement along the front and side adjoining street and thirty foot (30') easement across the rear; as per map or plat thereof recorded in Volume 48, Page 102, Map Records, Hidalgo County, Texas.
9. Easements, or claims of easements, which are no recorded in the public records.
10. Standby fees, taxes and assessments by any taxing authority for the year 2017, and subsequent years, the payment of which Grantee assumes.

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.

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. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION.

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

*Yolanda Munoz*  
YOLANDA MUNOZ

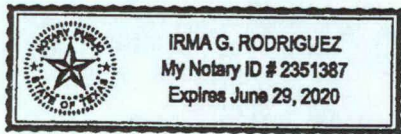
*Raul Munoz*  
RAUL MUNOZ

STATE OF TEXAS

COUNTY OF HIDALGO

§  
§  
§

This instrument was acknowledged before me on the 21<sup>st</sup> day of March, 2017, by YOLANDA N. MUNOZ.



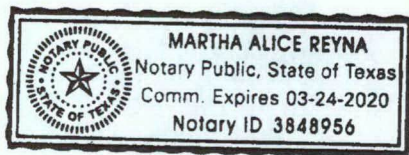
*Irma G Rodriguez*  
Notary Public, State of TEXAS

STATE OF TEXAS

COUNTY OF HIDALGO

§  
§  
§

This instrument was acknowledged before me on the 21 day of March, 2017, by RAUL MUNOZ



*Martha Alice Reyna*  
Notary Public, State of TEXAS

PREPARED IN THE OFFICE OF:

JUAN R. MOLINA, Attorney at Law  
710 S. Texas Blvd.  
Weslaco, Texas 78596

AFTER RECORDING RETURN TO:

JUAN R. MOLINA, Attorney at Law  
710 S. Texas Blvd.  
Weslaco, Texas 78596



Chapter 232, Texas Local Government Code

4/3/2019 3:05:14 PM

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

Permit No.: Permit 1-1738

Receipt No.: 006870

R2057-00-000-0016-00

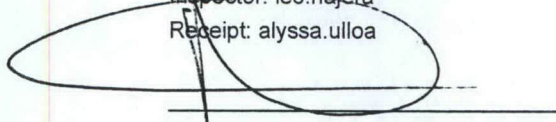
Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
1304 South 25th Street Edinburg, Texas 78542	1902 Joe Stephens Ave. Weslaco, Texas 78596	2401 N. Moorefield Rd. Mission, Texas 78572
Ph: 956-318-2840 Fax: 956-318-2844	Ph: 956-968-4734 Fax: 956-973-7850	Ph: 956-205-7045 Fax: 956-205-7049

- CARDOZA NANCY LEE & AARON
- 13205 MAGDALENA ST
- WESLACO, TX 78596
- (956) 000-0000
- (956) 000-0000
- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2882Sq.Ft.
- [5] Legal Description: RESACA ESCONDIDA LOT 16
- [6] Location: mile 14 1/2 & fm 88
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$206000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340450C  
 Precinct: 1  
 Certification of Elevation Required: No  
 Setbacks: Front 25', Rear 20', Side 10', Side 10', Corner '  
 Special Conditions: must comply with all county setbacks & Regulations  
 Description: Permit 1-1738  
 Price: \$30.00

**Total Amount.....\$30.00**

Method of Payment: Check  
 Check/M.O.#: 9024  
 Payment: \$30.00  
 Change Due: \$0.00  
 Application: alyssa.ulloa  
 Inspector: ~~leo.najera~~  
 Receipt: alyssa.ulloa

  
 \_\_\_\_\_  
 Cashier

4/3/19  
 \_\_\_\_\_  
 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

4-3-19  
 \_\_\_\_\_  
 Date



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

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Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-1739

### 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: Maria Quiroge

Address: lol China St  
Weslaco TX 78596

Phone: (956) 351-9733

Approved by Environmental Health:	Temporary Service	Final Service
<u>[Signature]</u>	<u>[Signature]</u>	<u>[Signature]</u>
Authorized Signature	Authorized Signature	Authorized Signature
Inspection/Permit No:		<u>Existing OSS#</u>
Date Approved:	<u>1 / 1</u>	<u>4 / 4 / 19</u>

Water Supplier: Military Highway

Utility Provider:  M.V.E.C.     AEP

Account/ESI No.: N/A  
 Temporary Pole     Permanent Service

regarding the land described as:

X Rancharitos de Progreso Phase I Lot 24

on April 16, 2019, 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 12-14-04); [Signature] (AUSA Cell on)

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

[Signature]  
Planning Department Authorized Signature

Ricardo F. ENTER  
Hidalgo County Judge

4/16/19  
Date

APPROVED BY  
COMMISSIONERS' COURT  
ON: 4/16/19

ATTEST: [Signature]  
Hidalgo County Clerk

4-17-19  
Date  
[Signature]



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T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 1-1739

### 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:** Maria Quiroga  
**Address:** 101 China st  
Weslaco TX 78596  
**Phone:** (956) 351-9733

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

x Ranchitos de Progreso, Phase I Lot 24

#### 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)

4-4-19  
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:

4/4/19  
Date

[Signature]  
County Official

MM 182434505

**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: SEPTEMBER 7, 2018

Grantor: CESAR AGUSTO MORALES GAMBOA and ELVIRA GONZALEZ DE MORALES

Grantor's Mailing Address: Entrada A DOZO JOVITAS/N  
EL EJ CEDRO 86220  
NACAJUCA, TAB

Grantee: MARIA D. QUIROGA, a single woman

Grantee's Mailing Address: 101 Ching St  
Weslaco TX 78596

Consideration:

Cash and a note of even date executed by Grantee and payable to the order of SECURITY SERVICE FEDERAL CREDIT UNION in the principal amount of FIFTY-ONE THOUSAND THREE HUNDRED AND NO/100 DOLLARS (\$51,300.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor SECURITY SERVICE FEDERAL CREDIT UNION and by a first-lien deed of trust of even date from Grantee to RUTH W. GARNER, Trustee.

Property (including any improvements):

Lot Twenty Four (24), RANCHITOS DE PROGRESSO PHASE I SUBDIVISION, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 46, Page 159-161, Map Records, Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from Conveyance: NONE

Exceptions to Conveyance and Warranty:

- a. Restrictive covenants as recorded in Document No. 1431038 and Document No. 1433899, Official Records and Volume 46, Pages 159-161, Map Records, Hidalgo County, Texas.
- b. Standby fees, taxes and assessments by any taxing authority for the year 2018, 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 Hidalgo & Cameron Counties Irrigation District No. 9, 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 46, Pages 159-161, Map Records of Hidalgo County, Texas.
- e. Right of Way Easement granted to Hidalgo County Drainage District No. 1, dated May 15, 1929, recorded in Volume 389, Page 408, Deed Records, Hidalgo County, Texas.
- f. Right of Way Easement granted to The Valley Pipe Line Co., dated August 15, 1935, recorded in Volume 415, Page 492, Deed Records, Hidalgo County, Texas.
- g. Right of Way Easement granted to The Valley Pipe Line Co., dated August 15, 1935, recorded in Volume 416, Page 579, Deed Records, Hidalgo County, Texas.

- h. Easement granted to General Telephone Company of the Southwest, a Delaware Corporation, recorded in Volume 876, Page 99, Deed Records, Hidalgo County, Texas.
- i. Right of Way Easement granted to U.S.A., recorded in Volume 461, Page 303, Deed Records, Hidalgo County, Texas.
- j. Right of Way Easement granted to Hidalgo County, recorded in Volume 395, Page 621, Deed Records, Hidalgo County, Texas.
- k. Right of Way Easement granted to Hidalgo County, recorded in Volume 437, Page 152, Volume 437, Page 153, Volume 437, Page 155 and Volume 435, Page 351, Deed Records, Hidalgo County, Texas.
- l. Right of Way Easement dated July 20, 2012 from Antonio Cervantes, Jr. to AEP Texas Central Company, filed under Clerk's File No. 2335774, Official Records of Hidalgo County, Texas.
- m. Easement and Right of Way dated February 9, 2018 from Jorge Luis Zavala to AEP Texas, Inc., filed under Clerk's File No. 2893974, Official Records of Hidalgo County, Texas.
- n. All water rights or rights to water reserved in Deed dated July 5, 2005, executed by Durango Development, Inc., a Texas Corporation to Cesar Augusto Morales Gamboa and Elvira Gonzalez de Morales, recorded under Document No. 1498913, Official Records, Hidalgo County, Texas.
- o. Subject to Covenants, Conditions, Stipulations, Easements and Assessments as contained in Restrictions recorded under Document No. 1431038 and Document No. 1433899, Official Public Records, Hidalgo County, Texas.
- p. Covenants, conditions and restrictions and other instruments recorded in the public records and purporting to impose a transfer fee or conveyance fee payable upon the conveyance of a interest in rear property or payable for the right to make or accept such a transfer, and any and all fees, liens or charges, whether recorded or unrecorded, if any, currently due payable or that will become due or payable, and any other rights deriving therefrom, that are assessed pursuant thereto.
- q. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated February 14, 1944, recorded in Volume 53, Page 82, Oil and Gas Records of Hidalgo County, Texas.
- r. Non Drilling Ordinance dated January 3, 1956, recorded in Volume 1555, Page 297, Deed Records of Hidalgo County, Texas.
- s. Interest in and to all coal, lignite, oil, gas, and other minerals, and all rights incident thereto, contained in instrument recorded in Volume 73, Page 59, Oil and Gas Records and Volume 568, Page 603, Deed Records of Hidalgo County, Texas.
- t. Coal, lignite, oil, gas or other mineral interest(s), together with rights incident thereto, contained in instrument dated April 1, 1948, recorded in Volume 644, Page 37, Deed Records of Hidalgo County, Texas, which document contains the following language "Except that Grantor herein reserve all oil, gas and other minerals in and under said premises together with the right of ingress and egress for the purpose of mining, exploring, drilling and removing same".
- u. Coal, lignite, oil, gas or other mineral interest(s), together with rights incident thereto, contained in instrument dated December 22, 1948, recorded in Volume 653, Page 240, Deed Records of Hidalgo County, Texas, which document contains the following language "There is reserved from the interest herein conveyed all oil, gas and other minerals in and under said premises together with the right of ingress and egress for the purpose of exploring, prospecting, mining, drilling and removing same".
- v. Coal, lignite, oil, gas or other mineral interest(s), together with rights incident thereto, contained in instrument dated August 23, 1951, recorded in Volume 744, Page 498, Deed

Records of Hidalgo County, Texas, which document contains the following language "Save and except, there is reserved unto the said Paul L. Meaders, his heirs, successors, or assigns, all of the oil, gas and other minerals in, on or under this tract, together with the right of ingress and egress unto the said Paul L. Meaders, his heirs, successors, or assigns, for the purpose of exploring, producing, drilling, extracting, or recovering the said oil, gas or other minerals in and about the premises".

- w. Coal, lignite, oil, gas or other mineral interest(s), together with rights incident thereto, contained in instrument dated July 5, 2005, executed by Durango Development, Inc., a Texas Corporation to Cesar Augusto Morales Gamboa and Elvira Gonzalez de Morales, recorded under Document No. 1498913, Official Records of Hidalgo County, Texas, which document contains the following language "Save and Except, and there is hereby reserved unto Grantor, Grantor's successors and assigns, all oil, gas, and other minerals in, on, or under, or that may be produced from the Property, together with the right of ingress and egress at all times for the purpose of mining, drilling, exploring, operating, and developing said Property for oil, gas, and/or other minerals and removing the same therefrom".
- x. 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.
- y. 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.

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.

SECURITY SERVICE FEDERAL CREDIT UNION, 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 SECURITY SERVICE FEDERAL CREDIT UNION and are transferred to SECURITY SERVICE FEDERAL CREDIT UNION without recourse against Grantor.

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

*Cesar Augusto Morales Gamboa  
Acting by Elvira Gonzalez de Morales  
Attorney-in-Fact.*

CESAR AGUSTO MORALES GAMBOA acting by  
ELVIRA GONZALEZ DE MORALES, attorney-in-  
fact

*Elvira Gonzalez de Morales*  
ELVIRA GONZALEZ DE MORALES


ACKNOWLEDGMENTS

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 7<sup>th</sup> day of September, 2018, by CESAR AGUSTO MORALES GAMBOA by ELVIRA GONZALEZ DE MORALES, attorney-in-fact.

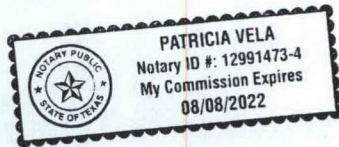


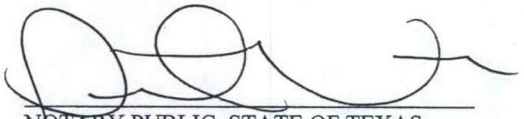
  
\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 7<sup>th</sup> day of September, 2018, by ELVIRA GONZALEZ DE MORALES.



  
\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

PREPARED IN THE OFFICE OF:  
SLUSHER & ASSOCIATES, PLLC  
4900 N. 10<sup>TH</sup> STREET, SUITE E-2  
McALLEN, TEXAS 78504  
GF# 182434505

AFTER RECORDING RETURN TO:  
MARIA D. QUIROGA



Chapter 232, Texas Local Government Code

4/4/2019 9:38:14 AM

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

Main Office  
1304 South 25th Street  
Edinburg, Texas 78542  
Ph: 956-318-2840  
Fax: 956-318-2844

Precinct No. 1 Substation  
1902 Joe Stephens Ave.  
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

Permit No.: Permit 1-1739  
Receipt No.: 006879  
R0940-01-000-0024-00

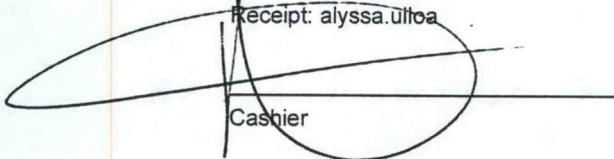
QUIROGA MARIA D.  
101 CHINA ST.  
WESLACO, TX 78596  
(956) 351-9733  
(956) 351-9733

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1024Sq.Ft.
- [5] Legal Description: RANCHITOS DE PROGRESSO PH 1 LOT 24
- [6] Location: fm 88 & military
- [7] Sewage: N/A
- [8] Construction Type: Metal
- [9] Est. Cost of Construction: \$35000
- [10] Flood Zone: Zone B

Community Panel Number: 4803340525B  
Precinct: 1  
Certification of Elevation Required: No  
Setbacks: Front 25', Rear 20', Side 6', Side E15', Corner '  
Special Conditions: must comply with all county setbacks & regulations; east side setbacks :15'  
Description: Permit 1-1739  
Price: \$30.00

**Total Amount.....\$30.00**

Method of Payment: Cash  
Check/M.O.#:  
Payment: \$30.00  
Change Due: \$0.00  
Application: alyssa.ulloa  
Inspector: leo.najera  
Receipt: alyssa.ulloa

  
Cashier

4/4/19  
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

4-4-19  
Date



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

Main Office  
1304 South 25<sup>th</sup> Street  
Edinburg, Texas 78542  
956-318-2840  
956-318-2844

Precinct No.1 Substation  
1902 Joe Stephens Ave.  
Weslaco, TX 78596  
956-968-4734  
956-973-7850

Precinct No.3 Substation  
2401 N. Moorefield Rd.  
Mission, TX 78572  
956-205-7045  
956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-14578

### 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: Iriam Martinez

Address: 70 Yucatan St  
Alamo TX  
78516

Phone: (956) 4021470

Approved by Environmental Health:	Temporary Service	Final Service
<u>[Signature]</u>	<u>[Signature]</u>	<u>[Signature]</u>
Authorized Signature	Authorized Signature	Authorized Signature
Inspection/Permit No:		<u>existing septic</u>
Date Approved:	<u>/ /</u>	<u>04/05/19</u>

Water Supplier: NATWS

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

Account/ESI No.: 10032789425779035  
[ ] Temporary Pole [ ] Permanent Service

regarding the land described as:

Sunset valley Subd. Est #2 Lot 91

on April 16, 2019, 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 8-9-2013);  
(verified by [Signature]);  
(verified by [Signature]);  
(verified by [Signature]);  
(verified by [Signature]);

[Signature]  
Planning Department Authorized Signature

[Signature]  
Hidalgo County Judge

4/16/19  
Date

ATTEST: [Signature]  
Hidalgo County Clerk

4/17/19  
Date

APPROVED BY  
COMMISSIONERS' COURT  
ON: 4/16/19

[Signature]  
4/17/19



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

Main Office  
1304 South 25<sup>th</sup> Street  
Edinburg, Texas 78542  
956-318-2840  
956-318-2844

Precinct No.1 Substation  
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956-973-7850

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2401 N. Moorefield Rd.  
Mission, TX 78572  
956-205-7045  
956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-14578

### 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: Iriam. Martinez  
Address: 70 Yucatan<sup>st</sup>  
Alamo TX  
Phone: (956) 462 1470

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

Sunset valley Subd. Est #2 lot 91

#### STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Xelma Mautz  
Requesting Party (Signature)

4-5-19  
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:

4-5-19  
Date

[Signature]  
County Official

## SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

Date: May 15, 2015

Grantor: Sandoval Development, L.P., a Texas Limited Partnership

2614069

Grantor's Mailing Address:

605 N. Main Street, Suite C  
Donna, Texas 78537

Grantee: Iriam Martinez and Roy Hernandez

Grantee's Mailing Address (including county):

70 Yucatan Street  
Alamo, Texas 78516  
Hidalgo County, Texas

Consideration: Ten Dollars and other valuable consideration paid by Grantee to Grantor, the receipt of which is hereby acknowledged, and the further consideration of a note of even date that is in the principal amount of Thirty Thousand Dollars and No Cents (\$30,000.00), and is executed by Grantee, payable to the order of Grantor (the "Purchase Note"). The Purchase Note is secured by a vendor's lien retained in this deed and by a deed of trust of even date to Robert Geissler, Trustee.

Property (including any improvements):

Lot(s) 91, Sunset Valley Subdivision, Phase 2, as shown by the map or plat thereof filed for record in the Office of the County Clerk of Hidalgo County, Texas under Clerk's File Number 2438290

Reservations from and Exceptions to Conveyance and Warranty:

1. Visible and apparent easements on or across the subject property;
2. Rights of parties in possession;
3. Easements, rights-of-way, and prescriptive rights, whether of record or not;
4. All recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property;
5. Rights of adjoining owners in any walls and fences situated on a common boundary;
6. Any discrepancies, conflicts, or shortages an area or boundary lines;
7. Any encroachments or overlapping of improvements;
8. All rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of any Water Improvement District, Irrigation District, or other applicable governmental district, agency, or authority;
9. Taxes for the current year and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership;
10. The prior reservation or conveyance of all oil, gas, and other minerals previously reserved or conveyed by any parties having the right to do so;
11. All Easements, restrictions, set back lines, drainage swale requirements, and other matters shown on the plat of Sun Valley Subdivision, Phase 2, as shown on the plat thereof filed for record in the Office of the County Clerk of Hidalgo County, Texas under Clerk's File Number 2438290; and
12. Subdivision Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas affecting the subject property.

**SAVE AND EXCEPT**, and there is hereby reserved unto Grantor, Grantor's successors and assigns, all oil, gas, and other minerals in, on, or under, or that may be produced from the Property, together with the right of ingress and egress at all times for the purpose of mining, drilling, exploring, operating, and developing said Property for oil, gas, and/or other minerals and removing the same therefrom.

**SAVE AND EXCEPT**, and there is hereby reserved unto Grantor, Grantor's successors and assigns, (to the fullest extent permitted by law) all water rights and rights to water (whether riparian, appropriative or otherwise) presently appended or annexed to said property.

If the Property is subject to an existing Lease for oil and gas, or oil, gas and other minerals, Grantor is entitled to receive the royalties and other benefits that are associated with the Property and payable under the Lease.

Grantor, for the consideration 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 warranty, when the claim is by, through, or under Grantor, but not otherwise.

By the acceptance of this Deed, Grantee is taking the Property "as is", "where is" and "with all faults", and without any representations or warranties whatsoever, express or implied, written or oral, it being the intention of Grantor and Grantee to expressly negate and exclude all representations and warranties, including, but not limited to (i) the physical condition of the property or any element thereof, including, without limitation, warranties related to suitability for habitation, merchantability or fitness for a particular purpose; (ii) the nature or quality of construction, structural design and engineering of any improvements; (iii) the quality of the labor and materials included in any improvements; (iv) the soil conditions; drainage or other conditions existing at the property with respect to any particular purpose, developmental potential or otherwise; (v) all warranties created by any affirmation of fact or promise or by any description of the property; and (vi) all other warranties and representations whatsoever, except the warranty of title expressly set forth herein.

The vendor's lien against and superior title to the property are retained until the Purchase Note 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.

Sandoval Development, L.P., a Texas Limited Partnership  
By Sandoval Operations, L.C., a Texas limited liability company, it's General Partner

BY: *Jose T. Sandoval*  
Jose T. Sandoval, Member

(Acknowledgment)

State of Texas  
County of Hidalgo

This instrument was acknowledged before me on the 19 day of May, 2015, by Jose T. Sandoval, Member of Sandoval Operations, L.C., a Texas limited liability company in it's capacity as General Partner of Sandoval Development, L.P., a Texas Limited Partnership.

*Elizabeth Cadena*  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:  
Sandoval Development, L.P.  
605 N. Main Street, Suite C  
Donna, Texas 78537

Software by ReMerge-It.com  
(956) 630-9401  
www.ReMerge-It.com





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

APPLICATION NO:  
1-14578  
3/24/2017

Main Office  
1304 South 25th Street  
Edinburg, Texas 78542  
Ph: 956-318-2840  
Fax: 956-318-2844

Precinct No. 1 Substation  
1902 Joe Stephens Ave.  
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

S7658-02-000-0091-00

[1] OWNER: OTHER

MARTINEZ, IRIAM  
HERNADNEZ, ROY  
1004 MIDNIGHT CIRCLE

Telephone No. DONNA, TEXAS 78537

[2] CONTRACTOR: SELF

[3] WATER SYSTEM: N AL

[4] PURPOSE OF APPLICATION: NEW RESIDENCE

[5] SIZE OF STRUCTURE: Sq. Ft.

[6] USE OF BUILDING: REST. ZONE X-25

[7] LEGAL DESC./NAME OF SUBDIVISION:

438-5281  
SUNSET VALLEY EST. #2  
LOT#91

LOCATION 900 0

[8] SEWAGE: EXIST

[9] CONSTRUCTION TYPE: WOOD

[10] EST. COST OF CONST.: \$

[11] SPECIAL FLOOD HAZARD AREA:  YES  NO

4/10/19

*Damaged file due to the June 2018 flood.*

**Special Conditions: No construction allowed over any easements.**  
MUST CUMPLY WITH ALL COUNTY SETBACKS & REGULATIONS  
SETBACKS FRONT:25' REAR:15' SIDES:6'  
MIN. ELV. ABOVE TOP OF CURB 18"

Prepared By

Date

Approved By

Date

Signature of Owner or Applicant

Date

FOR COUNTY USE ONLY

APPLICATION FEES

TOTAL AMOUNT ..... \$30

Light [ ] Water [ ]

Flood Zone: 1

Panel No./Suffix: \_\_\_\_\_ Pct. 25-

RESIDENTIAL NEW SINGLE DWELLING

Community No.: \_\_\_\_\_

Certification of Elevation Required:  YES  NO  BFE

- A. Setbacks front, side & rear shall be in any deed restrictions.
- B. No more than one single family residence per lot.
- C. Applicant shall comply with all of the plat and/or deed restrictions and requirements affecting the lot.
- D. Permit fee shall be doubled for construction commencing or structures moved in prior to obtaining a permit.
- E. Applicant/owner states that no structures exist on this tract of land. If found in violation, permit may be revoked.

[ NOTICE ]

SEPARATE PERMITS ARE REQUIRED FOR SEPTIC TANKS. THIS PERMIT BECOMES NULL AND VOID 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 ANYTIME AFTER WORK IS COMMENCED.

I HEREBY CERTIFY THAT I HAVE 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 OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.



# PLANNING DEPARTMENT County of Hidalgo

Rev. 06-03-15

Main Office  
1304 South 25<sup>th</sup> Street  
Edinburg, Texas 78542  
956-318-2840  
956-318-2844

Precinct No.1 Substation  
1902 Joe Stephens Ave.  
Weslaco, TX 78596  
956-968-4734  
956-973-7850

Precinct No.3 Substation  
2401 N. Moorefield Rd.  
Mission, TX 78572  
956-205-7045  
956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-1758

## HIDALGO COUNTY CERTIFICATE OF WATER SERVICE AVAILABILITY UNDER TEXAS LOCAL GOVT. CODE SECTION 232.029(c)(2)

Upon the application of:

Name: Vidal Coronado

Address: 10401 North  
Mile 6 West  
Weslaco Tx 78599

Phone: 956 472 8239

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

Water Supplier: North Alamo

Utility Provider:  M.V.E.C.     AEP

Account/ESI No.: N/A  
 Temporary Pole     Permanent Service

who is the person requesting utility service to subdivided land ("land") described as follows:

Valle Del Rio Lot 23  
1535 Rio St Weslaco TX 78599

[Insert the lot and block number in recorded subdivision, address, or description in deed, etc]

and who has submitted to the court an affidavit as required by Local Govt. Code Sec. 232.029 (f),  
on April 16, 2019, the Hidalgo County Commissioners Court approved the  
issuance of this certificate stating as follows (strike through the statement that does not apply)

The land was not subdivided after September 1, 1995, and water service is available within 750 feet of the land.

-OR-

~~The land was not subdivided after September 1, 1995, and water service is available more than 750 feet from the subdivided land and the extension of water service to the land may be feasible, subject to a final determination by the water service provider.~~

Planning Department Authorized Signature

Ricardo F. Cruz  
Hidalgo County Judge

4/16/19  
Date

ATTEST:

Roberto Araya Jr.  
Hidalgo County Clerk

4-17-19  
Date

APPROVED BY  
COMMISSIONERS' COURT  
ON: 4/16/19

4-17-19



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

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956-205-7045  
956-205-7049

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 1-1758

**AFFIDAVIT  
TO APPLY TO THE COUNTY OF HIDALGO  
FOR CERTIFICATE OF WATER SERVICE AVAILABILITY  
UNDER TEXAS LOCAL GOVT. CODE SECTION 232.029(c)(2)**

[Note: To be eligible, the land must not have been subdivided after September 1, 1995.]

THE STATE OF TEXAS     §  
COUNTY OF HIDALGO    §

BEFORE ME, the undersigned authority, on this day personally appeared

Vidal Coronado

Known to me [or proved to me in the oath of TXDL #12392152 or through  
(description of federal or state government ID card with photograph and signature)],  
who swore on oath that the following two statements are true:

1. "I am requesting utility service to the following described land:

ALL OF LOT 23 VAMIE DEL RIO SUBDIVISION IN 1535 RIO ST  
WESLACO, TX.

[Insert the lot and block number in recorded subdivision, address, or description in deed, etc]

2. "The land described above has been sold or conveyed to me."

AND [strike through the statement below that does not apply]

~~3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."~~

-OR-

~~3B. "The land was on August 31, 1999, located in the extraterritorial jurisdiction of a municipality as determined by Local Govt. Code Chapter 42; and the land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1999."~~

Vidal Coronado (Signature)

SUBSCRIBED AND SWORN TO before me on April 8<sup>th</sup>, 2019, to certify which, witnesses my hand and seal of office.

Alma R. Martinez  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS



Recording requested by: VIDAL CORONADO  
When recorded, mail to:

Name: VIDAL CORONADO  
Address: 10401 N MILE 6 WEST  
City: WESLACO  
State/Zip: TEXAS 78599

Space above reserved for use by Recorder's Office

Document prepared by:  
Name ALMA ROSA MARTINEZ  
Address 11201 N. MILE 6 W  
City/State/Zip WESLACO TEXAS 78599

Property Tax Parcel/Account Number: V0577-00-000-0023-00

## WARRANTY DEED

This Warranty Deed is made on MARCH 15, 2019, between  
ARTURO MORENO, Grantor, of 1222 E. POLK,  
City of HARLINGEN, State of TEXAS,  
and VIDAL CORONADO, Grantee, of 10401 N. MILE 6 WEST,  
City of WESLACO, State of TEXAS.

For valuable consideration, the Grantor hereby sells, grants, and conveys the following described real estate, in fee simple, to the Grantee to have and hold forever, along with all easements, rights, and buildings belonging to the described property, located at Valle del Rio Subdivision in Rio Street, City of WESLACO, State of TEXAS:

All of Lot Twenty-Three (23), Valle Del Rio Subdivision, Hidalgo County, Texas, According to the Map or Plat Thereof recorded in Volume 30, Page 88, Map Records in The Office of the County Clerk of Hidalgo County, Texas

The Grantor warrants that it is lawful owner and has full right to convey the property, and that the property is free from all claims, liabilities, or indebtedness, and that the Grantor and its successors will warrant and defend title to the Grantee against the lawful claims of all persons. Taxes for the tax year of            shall be prorated between the Grantor and Grantee as of the date of recording of this deed.

Dated: March 15th, 2019

Arturo Moreno  
Signature of Grantor

Arturo Moreno  
Name of Grantor

~~Arturo Moreno~~  
Signature of Witness #1

Citlali Martinez  
Printed Name of Witness #1

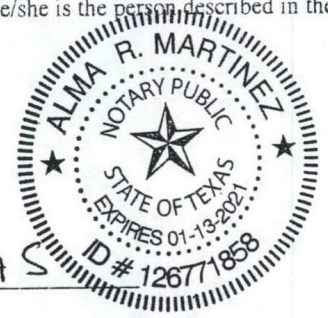
Israel N. Garza Sr.  
Signature of Witness #2

ISRAEL N. GARZA SR.  
Printed Name of Witness #2

State of Texas County of Hidalgo

On March 15th, 2019, the Grantor, Arturo Moreno,  
personally came before me and, being duly sworn, did state and prove that he/she is the person described in the above  
document and that he/she signed the above document in my presence.

Alma R. Martinez  
Notary Signature



Notary Public,  
In and for the County of Hidalgo State of TEXAS

My commission expires: Jan. 13, 2021

Seal

Send all tax statements to Grantee.



Chapter 232, Texas Local Government Code

4/5/2019 1:53:39 PM

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

Permit No.: Permit 1-1758

Receipt No.: 006924

V0577-00-000-0023-00

Main Office  
1304 South 25th Street  
Edinburg, Texas 78542  
Ph: 956-318-2840  
Fax: 956-318-2844

Precinct No. 1 Substation  
1902 Joe Stephens Ave.  
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

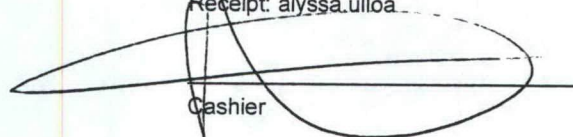
CORONADO VIDAL  
1535 RIO ST  
WESLACO, TX 78599  
(956) 472-8239  
(956) 472-8239

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 864Sq.Ft.
- [5] Legal Description: VALLE DEL RIO Lot 23
- [6] Location: mile 6 & mile 14
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$20000
- [10] Flood Zone: Zonè X

Community Panel Number: 4803340450C  
Precinct: 1  
Certification of Elevation Required: No  
Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '  
Special Conditions: must comply with all county setbacks & Regulations  
Description: Permit 1-1758  
Price: \$30.00

**Total Amount.....\$30.00**

Method of Payment: Cash  
Check/M.O.#:  
Payment: \$30.00  
Change Due: \$0.00  
Application: alyssa.ulloa  
Inspector: leo.najera  
Receipt: alyssa.ulloa

  
Cashier

4/5/19  
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.

Coronado Vidal  
Signature of Owner or Applicant

4-5-19  
Date





# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

Main Office  
1304 South 25<sup>th</sup> Street  
Edinburg, Texas 78542  
956-318-2840  
956-318-2844

Precinct No.1 Substation  
1902 Joe Stephens Ave.  
Weslaco, TX 78596  
956-968-4734  
956-973-7850

Precinct No.3 Substation  
2401 N. Moorefield Rd.  
Mission, TX 78572  
956-205-7045  
956-205-7049

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 1-1759

### HIDALGO COUNTY CERTIFICATE OF WATER SERVICE AVAILABILITY UNDER TEXAS LOCAL GOVT. CODE SECTION 232.029(c)(2)

Upon the application of:

Name: Nancy C. Garcia

Address: 1402 E. 24th St  
Weslaco, TX  
78596

Phone: 956 622 2273

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Light only
Date Approved:	<u>1 1</u>	<u>WRamirez</u>
		Authorized Signature
		<u>No sewer connection yet</u>
		<u>04/05/19</u>

Water Supplier: City Weslaco

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

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

who is the person requesting utility service to subdivided land ("land") described as follows:

RC Babo No.4 lot 3 Blk 7

[Insert the lot and block number in recorded subdivision, address, or description in deed, etc]

and who has submitted to the court an affidavit as required by Local Govt. Code Sec. 232.029 (f), on April 16, 2019, the Hidalgo County Commissioners Court approved the issuance of this certificate stating as follows (strike through the statement that does not apply)

The land was not subdivided after September 1, 1995, and water service is available within 750 feet of the land.

-OR-

The land was not subdivided after September 1, 1995, and water service is available more than 750 feet from the subdivided land and the extension of water service to the land may be feasible, subject to a final determination by the water service provider.

Planning Department Authorized Signature

Ricardo F. Cruz  
Hidalgo County Judge

4/16/19  
Date

ATTEST:

Armando Hernandez Jr.  
Hidalgo County Clerk

4-17-19  
Date

Am 4-17-19



**PLANNING DEPARTMENT**  
**County of Hidalgo**

Rev. 06-03-15

Main Office  
1304 South 25<sup>th</sup> Street  
Edinburg, Texas 78542  
956-318-2840  
956-318-2844

Precinct No.1 Substation  
1902 Joe Stephens Ave.  
Weslaco, TX 78596  
956-968-4734  
956-973-7850

Precinct No.3 Substation  
2401 N. Moorefield Rd.  
Mission, TX 78572  
956-205-7045  
956-205-7049

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 1-1789

**AFFIDAVIT**  
**TO APPLY TO THE COUNTY OF HIDALGO**  
**FOR CERTIFICATE OF WATER SERVICE AVAILABILITY**  
**UNDER TEXAS LOCAL GOVT. CODE SECTION 232.029(c)(2)**

[Note: To be eligible, the land must not have been subdivided after September 1, 1995.]

THE STATE OF TEXAS §  
COUNTY OF HIDALGO §

BEFORE ME, the undersigned authority, on this day personally appeared

Nancy Garcia

Known to me [or proved to me in the oath of DL #26470068 or through  
(description of federal or state government ID card with photograph and signature)],  
who swore on oath that the following two statements are true:

1. "I am requesting utility service to the following described land:

BC Babb No. 4 lot 3 Blk 7

[Insert the lot and block number in recorded subdivision, address, or description in deed, etc]

2. "The land described above has been sold or conveyed to me."

AND [strike through the statement below that does not apply]

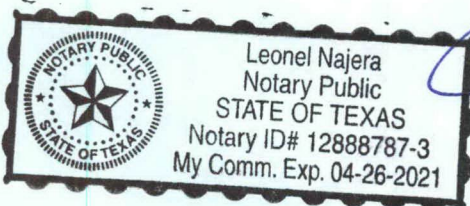
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-OR-

3B. "The land was on August 31, 1999, located in the extraterritorial jurisdiction of a municipality as determined by Local Govt. Code Chapter 42; and the land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1999."

[Signature] (Signature)

SUBSCRIBED AND SWORN TO before me on April 8<sup>th</sup>, 2019, to certify which, witnesses my hand and seal of office.



NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY THIS 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**

**ORIGINAL**

**Date:** January 19, 2018

**Grantor:** Genaro Lopez and wife, Patricia Lopez

**Grantor's Mailing Address (including county):**

27720 Church St  
Perris, CA 92570  
Riverside County

**Grantee:** Arnulfo Alaniz and Nancy C. Gracia

**Grantee's Mailing Address (including county):**

729 E. Llano Grande St  
Weslaco, Texas 78596  
Hidalgo County

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

**Property (including any improvements):**

Lot Three (3), Block Seven (7), R.C. BABB NO. 4, an addition to the City of Weslaco, Hidalgo County, Texas, as per map or plat recorded in Volume 22, Page 153, Map Records of Hidalgo County, Texas, to which reference is hereby made for all pertinent purposes.

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

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

Genaro Lopez  
Genaro Lopez

Patricia Lopez  
Patricia Lopez

**ACKNOWLEDGMENT**

~~STATE OF \_\_\_\_\_~~

~~§  
§  
§~~

~~COUNTY OF \_\_\_\_\_~~

~~This instrument was acknowledged before me on \_\_\_\_\_, 2018, by Genaro Lopez.~~

See Attached  
Notary Public, State of \_\_\_\_\_

**ACKNOWLEDGMENT**

~~STATE OF TEXAS~~

~~§  
§  
§~~

~~COUNTY OF HIDALGO~~

~~This instrument was acknowledged before me on \_\_\_\_\_, 2018, by Patricia Lopez.~~

See Attached  
Notary Public, State of \_\_\_\_\_

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

**ACKNOWLEDGMENT**

State of California

County of Riverside

On January 24, 2018 before me, Radojka T Thomas, Notary Public, personally appeared

Genaro Balderas Lopez and  
Martha Patricia Lopez

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Radojka T Thomas



(Seal)

**OPTIONAL**

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

**Further Description of Any Attached Document**

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

\_\_\_\_\_



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

4/5/2019 3:02:23 PM

Main Office  
1304 South 25th Street  
Edinburg, Texas 78542  
Ph: 956-318-2840  
Fax: 956-318-2844

Precinct No. 1 Substation  
1902 Joe Stephens Ave.  
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

Permit No.: Permit 1-1759  
Receipt No.: 006929  
B0050-04-007-0003-00

*Gracia*

ALANIZ ARNULFO & GARCIA NANCY C  
729 E. LLANO GRANDE ST. *AU*  
WESLACO, TX 78596  
(956) 620-2273  
(956) 620-2273

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 05 Residential, Move In or relocated building
- [4] Size of Structure: 800Sq.Ft.
- [5] Legal Description: R.C. BABB NO. 4 LOT 3 BLK 7
- [6] Location: mile 5 & airport dr.
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$15000
- [10] Flood Zone: Zone B

Community Panel Number: 4803340525B  
Precinct: 1  
Certification of Elevation Required: No  
Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '  
Special Conditions: must comply with all county setbacks & regulations  
Description: Permit 1-1759  
Price: \$30.00

**Total Amount.....\$30.00**

Method of Payment: Cash  
Check/M.O.#:  
Payment: \$30.00  
Change Due: \$0.00  
Application: alyssa.ulloa  
Inspector: leo.najera  
Receipt: alyssa.ulloa

*[Handwritten Signature]*  
\_\_\_\_\_  
Cashier

*4/5/19*  
\_\_\_\_\_  
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.

*[Handwritten Signature]*  
\_\_\_\_\_  
Signature of Owner or Applicant

*4/5/19*  
\_\_\_\_\_  
Date





# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

Main Office  
1304 South 25<sup>th</sup> Street  
Edinburg, Texas 78542  
956-318-2840  
956-318-2844

Precinct No.1 Substation  
1902 Joe Stephens Ave.  
Weslaco, TX 78596  
956-968-4734  
956-973-7850

Precinct No.3 Substation  
2401 N. Moorefield Rd.  
Mission, TX 78572  
956-205-7045  
956-205-7049

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 2-11

### HIDALGO COUNTY CERTIFICATE OF WATER SERVICE AVAILABILITY UNDER TEXAS LOCAL GOVT. CODE SECTION 232.029(c)(2)

Upon the application of:

Name: Grace Saucedo

Address: 8001 E. Military Hwy  
Alamo TX.

Phone: 956-369-2304

Approved by Environmental Health:	Temporary Service <u>/</u>	Final Service <u>Light only</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature <u>MRamirez</u>
Date Approved:	<u>1 1</u>	<u>No septic yet</u> <u>04/04/19</u>

Water Supplier: Military Water Supply

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

Account/ESI No.: N/A  
 Temporary Pole  Permanent Service

who is the person requesting utility service to subdivided land ("land") described as follows:

Lot #1 of the Tomas Handy Partition of the East  
one-third (E 1/3) of the East one-half (E 1/2) of the  
Handy 200 AC homesteaded tract out of El Gato Grant.  
*[Insert the lot and block number in recorded subdivision, address, or description in deed, etc]*

and who has submitted to the court an affidavit as required by Local Govt. Code Sec. 232.029 (f),  
on April 16, 2019, the Hidalgo County Commissioners Court approved the  
issuance of this certificate stating as follows (strike through the statement that does not apply)

The land was not subdivided after September 1, 1995, and water service is available within 750 feet of the land.

-OR-

~~The land was not subdivided after September 1, 1995, and water service is available more than 750 feet from the subdivided land and the extension of water service to the land may be feasible, subject to a final determination by the water service provider.~~

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date

APPROVED BY  
COMMISSIONERS' COURT  
ON: 4/16/19

4/16/19  
4/17/19



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 06-03-15

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956-205-7045  
956-205-7049

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 2-11

### AFFIDAVIT TO APPLY TO THE COUNTY OF HIDALGO FOR CERTIFICATE OF WATER SERVICE AVAILABILITY UNDER TEXAS LOCAL GOVT. CODE SECTION 232.029(c)(2)

[Note: To be eligible, the land must not have been subdivided after September 1, 1995.]

THE STATE OF TEXAS §  
COUNTY OF HIDALGO §

BEFORE ME, the undersigned authority, on this day personally appeared

GRACE SAUCEDA

Known to me [or proved to me in the oath of #13637258 or through TEXAS D.L. (description of federal or state government ID card with photograph and signature)], who swore on oath that the following two statements are true:

1. "I am requesting utility service to the following described land:

of the (E 1/3) of the (E 1/2) of the Handy 200 ac homestead tract  
Lot No. One (1) THOMAS Handy Partition  
[Insert the lot and block number in recorded subdivision, address, or description in deed, etc] out of El Gordo Grant

2. "The land described above has been sold or conveyed to me."

AND [strike through the statement below that does not apply]

3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

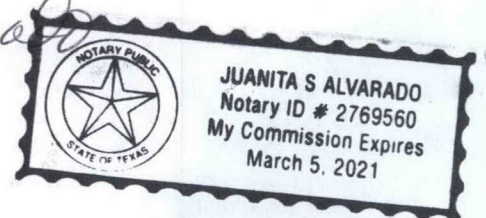
-OR-

3B. "The land was on August 31, 1999, located in the extraterritorial jurisdiction of a municipality as determined by Local Govt. Code Chapter 42, and the land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1999."

Grace Saucedo (Signature)

SUBSCRIBED AND SWORN TO before me on JAN. 5, 2018, to certify which, witnesses my hand and seal of office.

Juanita S Alvarado  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS



**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.**

**Special Warranty Gift Deed**

**Date:** April 7, 2017

**Grantor:** Felicitas Handy; Eduardo Handy; Rodolfo Handy; David Handy; Martiano Handy, Jr.; Jesus Jose Handy; and Gilberto Handy, dealing in their separate property

**Grantor's Mailing Address:**

Felicitas Handy  
3603 N. Bacardi Dr.  
Pharr, TX 78577

Eduardo Handy  
789 W. Evan Hwy.  
El Centro, CA 92243

Rodolfo Handy  
1114 E. Kathy  
Pharr, TX 78577

David Handy  
1114 E. Eller  
Pharr, TX 78577

Martiano Handy, Jr.  
1005 W. Stassney Ln., Apt. 126  
Austin, TX 78745

Jesus Jose Handy  
3601 N. Bacardi Dr.  
Pharr, TX 78577

Gilberto Handy  
801 Bluebird  
Pharr, TX 78577

**Grantee:** Grace Saucedo, as her sole and separate property

**Grantee's Mailing Address:**

Grace Saucedo  
1214 S. Lincoln Ave.  
San Juan, TX 78589

**Consideration:**

Love of, and affection for, Grantee.

**Property (including any improvements):**

Lot No. One (1) of the Tomas Handy Partition of the East one-third (E 1/3) of the East one-half (E 1/2) of the Handy 200 acre homestead tract out of the El Gato Grant in Hidalgo County, Texas, according to the map thereof recorded in Volume 16, Page 13, Map Records of Hidalgo County, Texas.

**Reservations from Conveyance:**

None

**Exceptions to Conveyance and Warranty:**

Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2017, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, gives, 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 when the claim is by, through, or under Grantor but not otherwise, 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.

THIS INSTRUMENT WAS PREPARED SOLELY FROM INFORMATION AND INSTRUCTIONS PROVIDED BY CLIENT. NO TITLE EXAMINATION WAS PREPARED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT, NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION AS TO THE TITLE TO THIS PROPERTY.

Felicitas Handy  
Felicitas Handy

Rodolfo Handy  
Rodolfo Handy

David Handy  
David Handy

Jesus Jose Handy  
Jesus Jose Handy

Gilberto Handy  
Gilberto Handy

Grace Saucedo  
Grace Saucedo

STATE OF TEXAS )

COUNTY OF HIDALGO )

This instrument was acknowledged before me on April 7<sup>th</sup>, 2017, by Felicitas Handy.

Leticia Balderas  
Notary Public, State of Texas



STATE OF TEXAS )

COUNTY OF HIDALGO )

This instrument was acknowledged before me on April 10<sup>th</sup>, 2017, by Rodolfo Handy.



*Leticia Balderas*

Notary Public, State of Texas

STATE OF TEXAS )

COUNTY OF HIDALGO )

This instrument was acknowledged before me on April 7<sup>th</sup>, 2017, by David Handy.



*Leticia Balderas*

Notary Public, State of Texas

STATE OF TEXAS )

COUNTY OF HIDALGO )

This instrument was acknowledged before me on April 11<sup>th</sup>, 2017, by Jesus Jose Handy.



*Leticia Balderas*

Notary Public, State of Texas

STATE OF TEXAS )

COUNTY OF HIDALGO )

This instrument was acknowledged before me on April 18<sup>th</sup>, 2017, by Gilberto Handy.



*Leticia Balderas*

Notary Public, State of Texas

STATE OF TEXAS )

COUNTY OF HIDALGO )

This instrument was acknowledged before me on April 13<sup>th</sup>, 2017, by Grace Saucedo.



Leticia Balderas  
Notary Public, State of Texas

Martiano Handy, Jr.  
Martiano Handy, Jr.

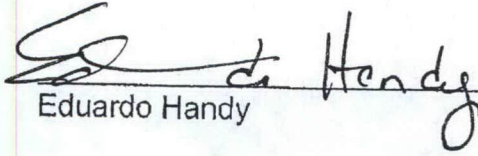
STATE OF TEXAS )

COUNTY OF TRAVIS )

This instrument was acknowledged before me on April 19, 2017, by Martiano Handy, Jr..

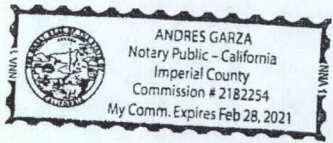
[Signature]  
Notary Public, State of Texas




  
Eduardo Handy

STATE OF CALIFORNIA     )  
COUNTY OF IMPERIAL     )

This instrument was acknowledged before me on April 13, 2017, by Eduardo Handy.



  
Notary Public, State of California

PREPARED AND AFTER RECORDING  
RETURN TO THE OFFICE OF:

MEYER & GUERRERO, LLP  
308 North 15th St.  
McAllen, Texas 78501  
Tel: (956) 631-8121

17930

Prepared by the San Antonio Bar Association for use by Lawyers only. 8-68-10M  
NOTICE To select the proper form, fill in blank spaces, strike out form provisions or insert special terms constitutes the practice of law. No "standard form" can meet all requirements. (Rev. 2-68)

257

### WARRANTY DEED

THE STATE OF TEXAS

COUNTY OF Hidalgo

KNOW ALL MEN BY THESE PRESENTS:

That I, JOSE HANDY

of the County of Hidalgo State of Texas for and in

consideration of the sum of One and no/100-----(\$1.00)----- DOLLARS  
and other good and valuable consideration

to me in hand paid by the grantee herein named, the receipt of which is hereby acknowledged,

have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY  
unto MARTIANO HANDY, husband of FELICITAS REYES HANDY, as his sole and  
separate property;  
of the County of Hidalgo State of Texas, all of

the following described real property in Hidalgo County, Texas, to-wit:

A strip of land containing two and one-half (2 1/2) acres, more or less, and being immediately north and adjacent to the Military Highway, out of the East 1/3 of the East 1/2 Abstract No. 22, J. J. Trevino Grant, known as the Handy Tract, and having about 228' frontage on said Military Highway, in Hidalgo County, Texas, together with the house thereon situated; SAVE AND EXCEPT that the grantor expressly reserves and it is hereby expressly agreed and understood that he shall have for himself the full possession, use and benefit of the above described property as well as the rents, revenues and profits therefrom for and during his natural life.

THIS DEED is executed and delivered for the purpose of correcting that certain deed dated the 16 day of October, 1969, executed by Jose Handy to Maximiliano Handy, recorded in Vol. 1215, page 588-589, deed records of Hidalgo County, Texas, in which the first name of the grantee was incorrect,

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said grantee, his heirs and assigns forever; and I do hereby bind myself, my heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantee, his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this 8th day of December, A. D. 1969.

WITNESSES TO MARK:  
Archie de Leon  
Francis S. Martinez

JOSE + His HANDY  
Mark  
521

(Acknowledgment)

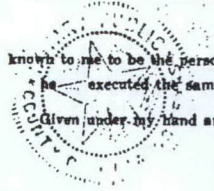
DEED

THE STATE OF TEXAS  
COUNTY OF Hidalgo

Before me, the undersigned authority, on this day personally appeared JOSE HANDY

known to me to be the person whose name subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the 8th day of December, A. D. 1969.



*Ramiro B. Martinez*  
Notary Public in and for Hidalgo County, Texas.

(Acknowledgment)

THE STATE OF TEXAS  
COUNTY OF

Before me, the undersigned authority, on this day personally appeared

known to me to be the person whose name subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the day of, A. D. 19

Notary Public in and for County, Texas.

17930

WARRANTY DEED

TO

FILED FOR RECORD THIS DATE  
At 11:20 o'clock A.M.

DEC 9 1969

SANTOS SALDANA  
County Clerk, Hidalgo County, Texas  
By *M. K. ...* Deputy

PREPARED IN THE LAW OFFICE OF:

PLEASE RETURN TO:

*Martinez Handy  
1001 E. Villages  
Pharr, Texas 78577*

(Corporate acknowledgment)

THE STATE OF TEXAS  
COUNTY OF

Before me, the undersigned authority, on this day personally appeared of

a corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said Corporation.

Given under my hand and seal of office on this the day of, A. D. 19

Notary Public in and for County, Texas.



Chapter 232, Texas Local Government Code

12/22/2017 11:46:27 AM

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
1304 South 25th Street	1902 Joe Stephens Ave.	2401 N. Moorefield Rd.
Edinburg, Texas 78542	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 2-11  
Receipt No.: 000816  
T4200-00-000-0001-00

SAUCEDA GRACE C/O OSCAR SAUCEDA

1214 S LINCOLN

SAN JUAN , TX 78589

(956) 369-2305

(956) 369-2304

[1] Contractor: SELF

[2] Water System: Military WSC

[3] Class of Work: 44 Mobile homes

[4] Size of Structure: 640Sq.Ft.

[5] Legal Description: TOMAS HANDY PARTITION LOT 1 2.46AC

[6] Location: Military Hwy. & Tower Rd.

[7] Sewage: N/A

[8] Construction Type: Wood

[9] Est. Cost of Construction: \$12000

[10] Flood Zone: Zone C

Community Panel Number: 480334 0500 B

Precinct: 2

Certification of Elevation Required: No

Setbacks: Front 50', Rear 15', Side 6', Side 6', Corner'

Special Conditions: Applicant must comply with all Hidalgo County set backs and regulations.

Description: Permit 2-11

Price: \$30.00

**Total Amount.....\$30.00**

Method of Payment: Check

Check/M.O.#: 1714

Payment: \$30.00

Change Due: \$0.00

Application: alex.antons

Inspector: guillermo.rodriguez

Receipt: alex.antons

Cashier

Date

12/22/17

[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

12-22-17  
Date



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

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Mission, TX 78572  
956-205-7045  
956-205-7049

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No:

31161  
2/28/19

### 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:

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

Name: Darani Valdez

Address: 6213 N Doffing Rd Mission TX 78574

Phone: (956) 249-9419

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: West Doffing Lot 30

on April 16, 2019, 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 4/9/19);
- 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 Sandra Cantu);
- 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 Sandra Cantu);
- 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 Sandra Cantu);
- YES electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by Sandra Cantu);

Sandra Cantu 4/11/19  
Planning Department Authorized Signature

Ricardo F. Cuiter 4/16/19  
Hidalgo County Judge Date

ATTEST: Antonio Guajardo Jr. 4-17-19  
Hidalgo County Clerk Date

APPROVED BY  
COMMISSIONERS' COURT  
ON: 4/16/19

AM 4/17/19



# PLANNING DEPARTMENT

Rev. 06-03-15

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956-973-7850

Precinct No.3 Substation  
2401 N. Moorefield Rd.  
Mission, TX 78572  
956-205-7045  
956-205-7049

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No:

3-1161  
2/28/19

### 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: Darani Valdez  
Address: 6213 N. Doffing Rd  
Mission TX 78574  
Phone: (956) 249-9419

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

West Doffing Lot 30

#### STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

+ Darani Valdez  
Requesting Party (Signature)

04-04-19  
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:

4/4/19  
Date

Sandra Carter  
County Official

**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: APRIL 8, 2015

Grantor: EFRAIN SOLIS and wife, LAURA SOLIS a/k/a LAURENTINA SOLIS a/k/a LAURENTINA P. SOLIS

Grantor's Mailing Address: P.O. BOX 913  
MISSION, TEXAS 78573  
HIDALGO COUNTY

Grantee: JOSE B. ESTRADA and wife, DARANI A. VALDEZ

Grantee's Mailing Address: 6213 N. DOFFING RD.  
MISSION, TEXAS 78574  
HIDALGO COUNTY

Consideration:

Cash and a note of even date executed by Grantee and payable to the order of EFRAIN SOLIS and wife, LAURA SOLIS in the principal amount of SIXTEEN THOUSAND AND NO/100 DOLLARS (\$16,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of Grantor and by a first-lien deed of trust of even date from Grantee to CHANNING SLUSHER, Trustee.

Property (including any improvements):

Lot Thirty (30), WEST DOFFING SUBDIVISION, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 32, Page 62, Map Records, Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from Conveyance: NONE

Exceptions to Conveyance and Warranty:

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and restrictive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2015, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

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.

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

*This instrument was prepared based on information furnished by the parties, and no independent title search has been made.*

*Efrain Solis*

EFRAIN SOLIS

*Laura P. Solis*

LAURA SOLIS a/k/a LAURENTINA SOLIS a/k/a  
LAURENTINA P. SOLIS

NO TITLE EXAMINATION WAS REQUESTED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT, NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION ON TITLE OR TAXES TO THIS PROPERTY.

**ACKNOWLEDGMENTS**

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 13<sup>th</sup> day of April, 2015, by EFRAIN SOLIS.

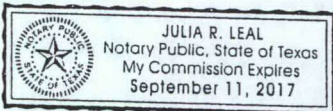


*[Signature]*  
NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 13 day of April, 2015, by LAURA SOLIS also known as LAURENTINA SOLIS also known as LAURENTINA P. SOLIS.



*[Signature]*  
NOTARY PUBLIC, STATE OF TEXAS

PREPARED BY:  
SLUSHER & ASSOCIATES, PLLC  
4900 NORTH 10<sup>TH</sup> STREET, SUITE F-3  
McALLEN, TEXAS 78504  
CS#4157

AFTER RECORDING, RETURN TO:  
JOSE B. ESTRADA  
DARANI A. VALDEZ  
6213 N. DOFFING RD.  
MISSION, TEXAS 78574



Chapter 232, Texas Local Government Code

2/28/2019 10:26:37 AM

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

Main Office  
1304 South 25th Street  
Edinburg, Texas 78542  
Ph: 956-318-2840  
Fax: 956-318-2844

Precinct No. 1 Substation  
1902 Joe Stephens Ave.  
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

Permit No.: Permit 3-1161  
Receipt No.: 006295  
W2755-00-000-0030-00

*RS69525*

ESTRADA JOSE B & DARANI A VALDEZ

6213 N DOFFING RD

MISSION, TX 78574

(956) 249-9419

(956) 249-9419

[1] Contractor: SELF

[2] Water System: Agua S.U.D.

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

[4] Size of Structure: 1180Sq.Ft.

[5] Legal Description: WEST DOFFING LOT 30

[6] Location: doffing and 5 mile

[7] Sewage: N/A

[8] Construction Type: Wood

[9] Est. Cost of Construction: \$30500

[10] Flood Zone: Zone C

Community Panel Number: 4803340290D

Precinct: 3

Certification of Elevation Required: No

Setbacks: Front 30', Rear 35', Side 7', Side 7', Corner'

Special Conditions: **MUST COMPLY WITH ALL REGULATIONS AND COUNTY SETBACKS**

Description: Permit 3-1161

Price: \$30.00

**Total Amount.....\$30.00**

Method of Payment: Cash

Check/M.O.#:

Payment: \$40.00

Change Due: \$10.00

Application: javier.cerda

Inspector: javier.cerda

Receipt: javier.cerda

*Javier Cerda*  
Cashier

*2-28-19*  
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.

*Jose Estrada*  
Signature of Owner or Applicant

*2/28/19*  
Date



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

Main Office  
1304 South 25<sup>th</sup> Street  
Edinburg, Texas 78542  
956-318-2840  
956-318-2844

Precinct No.1 Substation  
1902 Joe Stephens Ave.  
Weslaco, TX 78596  
956-968-4734  
956-973-7850

Precinct No.3 Substation  
2401 N. Moorefield Rd.  
Mission, TX 78572  
956-205-7045  
956-205-7049

*OSSF's  
Escrow*

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: N/A

### 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:

Approved by Environmental Health:	Temporary Service	Final Service
<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	/ /	/ /

Name: Daniel Alaniz

Address: 235. W. Hwy. 281  
Weslaco, Tx. 78594

Phone: 532-7763

Water Supplier: NAWSC

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

Account/ESI No.: N/A  
 Temporary Pole  Permanent Service

regarding the land described as:

Mesquite Crossing 100s 1-5

on April 16, 2019, 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 ~~stas~~ 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 3.26.19);  
Flor Sosa

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 Flor Sosa);

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]);

(verified by Flor Sosa);

Planning Department Authorized Signature

Rodriguez F. Cruz  
Hidalgo County Judge  
Antonio Hernandez Jr.  
Hidalgo County Clerk

4/16/19  
Date

APPROVED BY  
COMMISSIONERS' COURT  
ON: 4/16/19

ATTEST:

4-17-19  
Date  
[Signature]



# PLANNING DEPARTMENT County of Hidalgo

Rev. 06-03-15

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956-205-7045  
956-205-7049

*OSSF'S  
Escrowed.*

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: D/A

## 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: Daniel Alaniz

Address: 235 W Hwy 281  
Weslaco Tx 78596

Phone: (956) 532-7763

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

LOTS 1, 2, 3, 4 AND 5, MESQUITE CROSSING SUBDIVISION, HIDALGO COUNTY, TEXAS

### 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)

7-23-18  
Date

### ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) Copy of subd. plat

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

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

4/01/2019  
Date

[Signature]  
County Official





# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

Main Office  
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Edinburg, Texas 78542  
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956-973-7850

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Mission, TX 78572  
956-205-7045  
956-205-7049

*Sewer*

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: N/A

### 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:

*Jefferson Road Property Inv.*  
Name: *Victor Daniel, Manager*

Approved by Environmental Health:	Temporary Service	Final Service
<i>N/A</i>	<i>N/A</i>	<i>N/A</i>
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	/ /	/ /

Address: *P.O. Box 2004*  
*Edinburg, TX 78540*

Water Supplier: *WAWSC*

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

Phone: *821-7108*

Account/ESI No.: *N/A*  
[ ] Temporary Pole [ ] Permanent Service

regarding the land described as:

*Carmen Amilo Ph. 1 Lots 1-108*

on *April 16*, 20*19*, 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; 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 *2-20-19*);

(verified by *Flor Sesin*);

(verified by *[Signature]*);

(verified by *[Signature]*);

(verified by *Flor Sesin*);

Planning Department Authorized Signature

*Rigoberto F. Lopez*  
Hidalgo County Judge

*4/16/19*  
Date

ATTEST:

*Rafaela Hernandez Jr.*  
Hidalgo County Clerk

*4-17-19*  
Date

APPROVED BY  
COMMISSIONERS' COURT  
ON: *4/16/19*

*[Signature]*  
*4/17/19*



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

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Edinburg, Texas 78542  
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956-968-4734  
956-973-7850

Precinct No.3 Substation  
2401 N. Moorefield Rd.  
Mission, TX 78572  
956-205-7045  
956-205-7049

*Sewer*

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: N/A

### 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:

Jefferson Road Property Investments, LLC  
Name: Victor Daniec, Manager

Address: P.O. Box 2604  
Edinburg, Texas 78540

Phone: (956) 821-7108

IDENTIFICATION OF LAND (e.g., lot and block number of recorded subdivision, designation on plat, address, description in deed, etc.): Carmen Avila Subdivision Phase I: A 29.43 acre tract of land out of Tract 156, San Salvador del Tule Grant, Hidalgo County, Texas

105 1-108

#### STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

*Victor Daniec* 12-19-17  
Requesting Party (Signature) Date

#### ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) copy of subdiv. plat

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

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

4/01/2019  
Date

*J. Hernandez*  
County Official





# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

Main Office  
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Precinct No.3 Substation  
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Mission, TX 78572  
956-205-7045  
956-205-7049

Sewer

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: DA

### 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: Santa Cruz Properties  
Richard W. Ruppert

Address: P.O. Box 959  
Edinburg, TX 78540

Phone: 385-0868

Approved by Environmental Health:	Temporary Service <u>DA</u> Authorized Signature	Final Service <u>DA</u> Authorized Signature
Inspection/Permit No:	_____	_____
Date Approved:	____/____/____	____/____/____

Water Supplier: NAWSC.

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

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

regarding the land described as:

Vista Bonita NO. 17 1AS 1-1912

on Apr. 16, 2019, 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; 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 2-26-19);

(verified by Flor Sesin);

(verified by [Signature]);

(verified by [Signature]);

(verified by Flor Sesin);

Planning Department Authorized Signature

Richard F. Carter  
Hidalgo County Judge

4/16/19  
Date

ATTEST:

Antonio Serrano Jr.  
Hidalgo County Clerk

4/17/19  
Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 4/16/19

Am 4/17/19



# PLANNING DEPARTMENT County of Hidalgo

Rev. 06-03-15

Main Office  
1304 South 25<sup>th</sup> Street  
Edinburg, Texas 78542  
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956-973-7850

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2401 N. Moorefield Rd.  
Mission, TX 78572  
956-205-7045  
956-205-7049

*Sever*

**T.J. Arredondo, CFM**  
Director of Planning

Precinct 1 2 3 4

Application No: WPA

## 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:

Santa Cruz Properties, LTD.  
**Name:** By: Richard W. Ruppert, President

**Address:** P.O. Box 959  
Edinburg, TX 78540

**Phone:** (956) 383-0868

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

Vista Bonita Subdivision No. 17: A 35.67 acre tract of land being the east 5.27 acres of Lot 1 and all of Lots 2, 3, & 4, Block 23, Santa Cruz Gardens Unit No. 2, Hidalgo County, Texas. *107B-1-192*

### 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) 3-27-18  
Date

### ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) copy of subd. plat

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

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

4/01/2019 *[Signature]*  
Date County Official





# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

Main Office  
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956-973-7850

Precinct No.3 Substation  
2401 N. Moorefield Rd.  
Mission, TX 78572  
956-205-7045  
956-205-7049

OSSF

Precinct 0 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: N/A

### 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:

Approved by Environmental Health:	Temporary Service	Final Service
<u>N/A</u> Authorized Signature	<u>N/A</u> Authorized Signature	<u>N/A</u> Authorized Signature
Inspection/Permit No: _____	_____	_____
Date Approved: _____	____/____/____	____/____/____

Name: Yoanna Maldonado

Address: P.O. Box 738  
Weslaco TX 78599

Phone: 984-4556

Water Supplier: M.H.W.S.C.

Utility Provider:  M.V.E.C.     AEP

Account/ESI No.: N/A  
 Temporary Pole     Permanent Service

regarding the land described as P+E Ranch Subdivision lots 1-6

on \_\_\_\_\_, 20\_\_\_\_, 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 2.26.19);
- 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 Fior Sesin);
- 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 Fior Sesin);

[Signature]  
Planning Department Authorized Signature

[Signature]  
Hidalgo County Judge  
Date 4/16/19

APPROVED BY  
COMMISSIONERS' COURT  
ON: 4/16/19 [Signature]

ATTEST:  
[Signature]  
Hidalgo County Clerk

Date 4-17-19  
[Signature]



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

Main Office  
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956-973-7850

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Mission, TX 78572  
956-205-7045  
956-205-7049

*OSSF*

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: WPA

### 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: YOANNA MALDONADO / ROBERT EUSSETCHE

Address: PO Box 738  
WESLACO, TX 78599

Phone: 956-684-4556

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

6.00 AC OUT OF FT 650 WEST TRACT SUBDIVISION, DOCT# 2827276 ORACT  
B+E Ranch 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

 Robert Eussetche  
Requesting Party (Signature)

11 FEB 15  
Date

#### ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

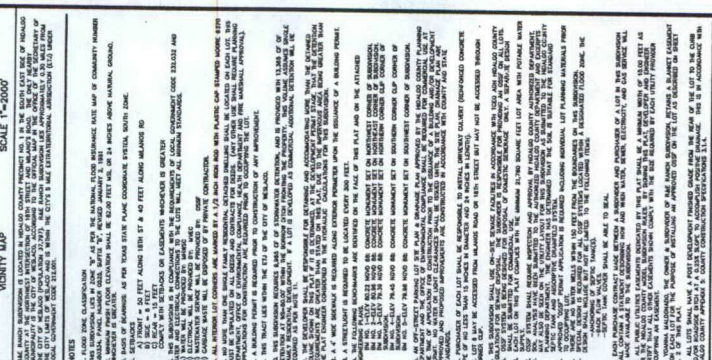
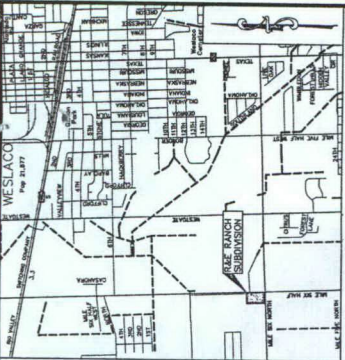
- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) copy of subd. plat

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

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

4/01/2019  
Date

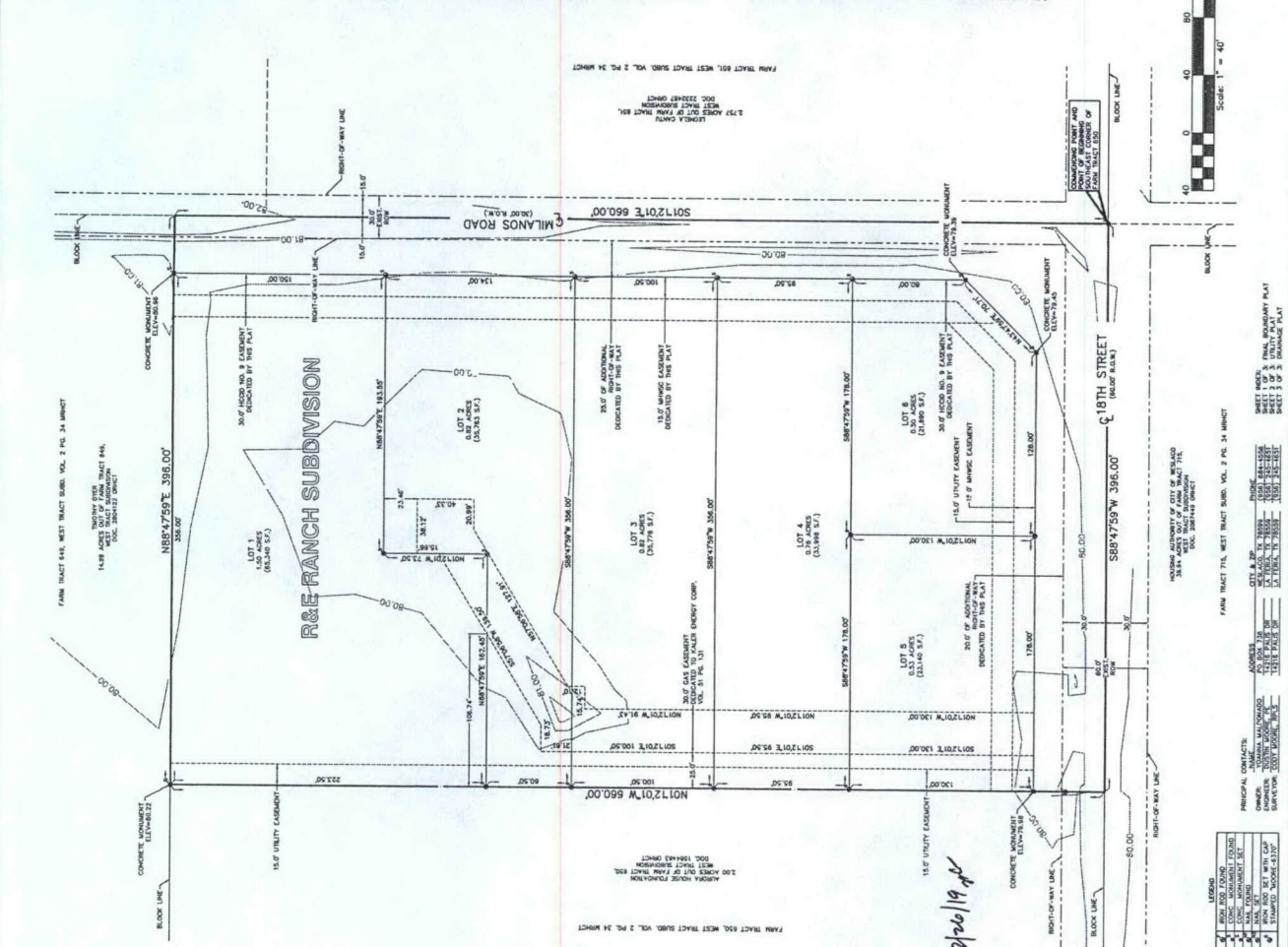
Ala Sesin  
County Official



**FINAL PLAT OF:**  
**R&E RANCH SUBDIVISION**  
 ALSO KNOWN AS BEST TRACT SUBDIVISION, LOS ANGELES COUNTY, CALIFORNIA, RECORDED IN VOLUME 2, PAGE 34-37, MAP RECORDS OF HEDALGO COUNTY, TEXAS, INSTRUMENT NO. 11917, OFFICIAL RECORDS OF HEDALGO COUNTY, TEXAS, INSTRUMENT NO. 11917.

RECORDS/MAP: HEDALGO COUNTY, TEXAS  
 INSTRUMENT NO. 11917  
 DATE: 12/20/19  
 SCALE: 1" = 40'

**Moore Land Surveying, LLC**  
 1014 N. Main St., Suite 201  
 Houston, Texas 77002  
 Phone: 281.555.1111  
 Fax: 281.555.1112



THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HAS CONDUCTED A SURVEY OF THE ABOVE DESCRIBED PROPERTY AND HAS FOUND THAT THE SAME IS SUBJECT TO THE FOLLOWING EASEMENTS AND ENCUMBRANCES:

1. A 15.0' UTILITY EASEMENT FOR WATER AND SEWER SERVICE, AS SHOWN ON THE ATTACHED PLAT.

2. A 15.0' UTILITY EASEMENT FOR WATER AND SEWER SERVICE, AS SHOWN ON THE ATTACHED PLAT.

3. A 15.0' UTILITY EASEMENT FOR WATER AND SEWER SERVICE, AS SHOWN ON THE ATTACHED PLAT.

4. A 15.0' UTILITY EASEMENT FOR WATER AND SEWER SERVICE, AS SHOWN ON THE ATTACHED PLAT.

5. A 15.0' UTILITY EASEMENT FOR WATER AND SEWER SERVICE, AS SHOWN ON THE ATTACHED PLAT.

6. A 15.0' UTILITY EASEMENT FOR WATER AND SEWER SERVICE, AS SHOWN ON THE ATTACHED PLAT.

7. A 15.0' UTILITY EASEMENT FOR WATER AND SEWER SERVICE, AS SHOWN ON THE ATTACHED PLAT.

8. A 15.0' UTILITY EASEMENT FOR WATER AND SEWER SERVICE, AS SHOWN ON THE ATTACHED PLAT.

9. A 15.0' UTILITY EASEMENT FOR WATER AND SEWER SERVICE, AS SHOWN ON THE ATTACHED PLAT.

10. A 15.0' UTILITY EASEMENT FOR WATER AND SEWER SERVICE, AS SHOWN ON THE ATTACHED PLAT.

**APPROVED:** [Signature]  
 [Signature]  
 ENVIRONMENTAL HEALTH DIVISION, HOUSTON  
 DATE: 2/22/2019

**APPROVED:** [Signature]  
 [Signature]  
 ENVIRONMENTAL HEALTH DIVISION, HOUSTON  
 DATE: 2/22/2019

**APPROVED:** [Signature]  
 [Signature]  
 ENVIRONMENTAL HEALTH DIVISION, HOUSTON  
 DATE: 2/22/2019

**APPROVED:** [Signature]  
 [Signature]  
 ENVIRONMENTAL HEALTH DIVISION, HOUSTON  
 DATE: 2/22/2019

**STATE OF TEXAS**  
**COUNTY OF HEDALGO**  
 I, [Signature], Surveyor, do hereby certify that the above described plat is a true and correct copy of the original plat on file in my office.

**STATE OF TEXAS**  
**COUNTY OF HEDALGO**  
 I, [Signature], Surveyor, do hereby certify that the above described plat is a true and correct copy of the original plat on file in my office.

**STATE OF TEXAS**  
**COUNTY OF HEDALGO**  
 I, [Signature], Surveyor, do hereby certify that the above described plat is a true and correct copy of the original plat on file in my office.

**STATE OF TEXAS**  
**COUNTY OF HEDALGO**  
 I, [Signature], Surveyor, do hereby certify that the above described plat is a true and correct copy of the original plat on file in my office.

**STATE OF TEXAS**  
**COUNTY OF HEDALGO**  
 I, [Signature], Surveyor, do hereby certify that the above described plat is a true and correct copy of the original plat on file in my office.

**STATE OF TEXAS**  
**COUNTY OF HEDALGO**  
 I, [Signature], Surveyor, do hereby certify that the above described plat is a true and correct copy of the original plat on file in my office.



# PLANNING DEPARTMENT

Rev. 06-03-15

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956-968-4734  
956-973-7850

Precinct No.3 Substation  
2401 N. Moorefield Rd.  
Mission, TX 78572  
956-205-7045  
956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-1738

### 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:

Approved by Environmental Health:	Temporary Service	Final Service
<u>R. Rico</u>	<u>R. Rico</u>	
Inspection/Permit No: <u>INSTALLING</u>	Authorized Signature	Authorized Signature
Date Approved: <u>04 10 3 19</u>		<u>1 1</u>

Name: AARON + Nancy Lee Curdoza

Address: Lot 16 Resaca Escondida  
Weslaco, TX

Phone: 956-332-8766

Water Supplier: North Alamo Water Supply

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

Account/ESI No.: NA  
 Temporary Pole  Permanent Service

regarding the land described as: Resaca Escondida lot 16

on April 16, 2019, 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; (Date approved 7-26-05);
  - yes A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);
  - 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 R. Rico);
  - 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 R. Rico);
  - 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 R. Rico);
  - yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

[Signature]  
Planning Department Authorized Signature

Ricardo F. Cuiter  
Hidalgo County Judge  
Date 4/16/19

ATTEST: [Signature]  
Hidalgo County Clerk  
Date 4-17-19

APPROVED BY  
COMMISSIONERS' COURT  
ON: 4/16/19

[Signature]  
Date 4/17/19



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

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956-205-7049

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 1-1739

### 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: Maria Quiroga

Address: lol China St  
Weslaco TX 78596

Phone: (956)351-9733

Approved by Environmental Health:	Temporary Service	Final Service
<u>[Signature]</u>	<u>[Signature]</u>	<u>[Signature]</u>
Authorized Signature	Authorized Signature	Authorized Signature
Inspection/Permit No:		<u>Existing CSSF</u>
Date Approved:	<u>1 1</u>	<u>4/14/19</u>

Water Supplier: Military Highway

Utility Provider:  M.V.E.C.       AEP

Account/ESI No.: N/A  
 Temporary Pole       Permanent Service

regarding the land described as:

Ranchitos de Progreso Phase I Cat 24

on April 16, 2019, 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 12-14-04); CAVANAUGH

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

Planning Department Authorized Signature

Ricardo F. Cuatrecasas  
Hidalgo County Judge

4/16/19  
Date

ATTEST:

Antonio Guajardo Jr.  
Hidalgo County Clerk

4/17/19  
Date

APPROVED BY  
COMMISSIONERS' COURT  
ON: 4/16/19

[Signature]  
4/17-19



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 06-03-15

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956-968-4734  
956-973-7850

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2401 N. Moorefield Rd.  
Mission, TX 78572  
956-205-7045  
956-205-7049

T.J. Arredondo, CFM  
Director of Planning

Precinct 234

Application No: 1-14578

### 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: Iriam Martinez

Address: 70 Yucatan St

Alamo TX

78516

Phone: (956) 4021470

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	<u>WRamsey</u>
Inspection/Permit No: _____	Authorized Signature _____	Authorized Signature _____
Date Approved: _____	<u>1 1</u>	<u>existing septic 04105119</u>

Water Supplier: NALWS

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

Account/ESI No.: 10032789425779035  
[ ] Temporary Pole [ ] Permanent Service

regarding the land described as:

Subd. Sunset valley Est #2 Lot 91

on April 16, 2019, 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 8-9-2013);  
(verified by [Signature]);

(verified by WRamsey);

(verified by WRamsey);

(verified by [Signature]);

Planning Department Authorized Signature

Ricardo F. Lopez  
Hidalgo County Judge

4/16/19  
Date

ATTEST: [Signature]  
Hidalgo County Clerk

4-17-19  
Date

APPROVED BY  
COMMISSIONERS' COURT  
ON: 4/16/19

[Signature] 4-17-19



# PLANNING DEPARTMENT

Rev. 06-03-15

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956-973-7850

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2401 N. Moorefield Rd.  
Mission, TX 78572  
956-205-7045  
956-205-7049

Precinct 1234

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-1758

### HIDALGO COUNTY CERTIFICATE OF WATER SERVICE AVAILABILITY UNDER TEXAS LOCAL GOVT. CODE SECTION 232.029(c)(2)

Upon the application of:

Name: Vidal Coronado

Address: 10401 North  
Mile 6 West  
Weslaco TX 78599

Phone: 956 472 8239

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

Water Supplier: North Alamo

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

Account/ESI No.: N/A  
[ ] Temporary Pole  Permanent Service

who is the person requesting utility service to subdivided land ("land") described as follows:

Valle Del Rio Lot 23  
1535 Rio St. Weslaco TX 78599

[Insert the lot and block number in recorded subdivision, address, or description in deed, etc]

and who has submitted to the court an affidavit as required by Local Govt. Code Sec. 232.029 (f), on April 16, 2019, the Hidalgo County Commissioners Court approved the issuance of this certificate stating as follows (strike through the statement that does not apply)

The land was not subdivided after September 1, 1995, and water service is available within 750 feet of the land.

-OR-

The land was not subdivided after September 1, 1995, and water service is available more than 750 feet from the subdivided land and the extension of water service to the land may be feasible, subject to a final determination by the water service provider.

Planning Department Authorized Signature

Ricardo F. Lopez  
Hidalgo County Judge

4/16/19  
Date

ATTEST:

Arturo Serrano  
(Hidalgo County Clerk)

4/17/19  
Date

APPROVED BY  
COMMISSIONERS' COURT  
ON: 4/16/19

4/17-19



# PLANNING DEPARTMENT

## County of Hidalgo

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956-973-7850

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Mission, TX 78572  
956-205-7045  
956-205-7049

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 1-1759

### HIDALGO COUNTY CERTIFICATE OF WATER SERVICE AVAILABILITY UNDER TEXAS LOCAL GOVT. CODE SECTION 232.029(c)(2)

Upon the application of:

Name: Nancy C Garcia

Address: 1402 E. 24th St  
Weslaco, TX  
78596

Phone: 956 622 2273

Approved by Environmental Health:	Temporary Service _____	Final Service <u>Light only</u>
Inspection/Permit No:	Authorized Signature _____	Authorized Signature <u>WRamirez</u>
Date Approved:	<u>1 1</u>	<u>No sewer connection yet</u> <u>04/05/19</u>

Water Supplier: City Weslaco

Utility Provider:  M.V.E.C.     AEP

Account/ESI No.: NA  
 Temporary Pole     Permanent Service

who is the person requesting utility service to subdivided land ("land") described as follows:

BC Babb No.4 Lt 3 Blk 7

[Insert the lot and block number in recorded subdivision, address, or description in deed, etc]

and who has submitted to the court an affidavit as required by Local Govt. Code Sec. 232.029 (f), on April 16, 2019, the Hidalgo County Commissioners Court approved the issuance of this certificate stating as follows (strike through the statement that does not apply)

The land was not subdivided after September 1, 1995, and water service is available within 750 feet of the land.

-OR-

The land was not subdivided after September 1, 1995, and water service is available more than 750 feet from the subdivided land and the extension of water service to the land may be feasible, subject to a final determination by the water service provider.

Planning Department Authorized Signature

Ricardo F. Cruz  
Hidalgo County Judge

4/16/19  
Date

ATTEST:

Anton Serrano  
Hidalgo County Clerk

4-17-19  
Date

AM 4/17/19



# PLANNING DEPARTMENT County of Hidalgo

Rev. 06-03-15

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956-205-7045  
956-205-7049

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 (2) 3 4

Application No: 2-11

## HIDALGO COUNTY CERTIFICATE OF WATER SERVICE AVAILABILITY UNDER TEXAS LOCAL GOVT. CODE SECTION 232.029(c)(2)

Upon the application of:

Name: Grace Saucedo

Address: 8001 E. Military Hwy  
Alamo TX.

Phone: 956-369-2304

Approved by Environmental Health:	Temporary Service	Final Service <u>Light only</u>
Inspection/Permit No:	Authorized Signature	<u>MRamirez</u> Authorized Signature
Date Approved:	<u>1 1</u>	<u>No septic yet</u> <u>04/04/19</u>

Water Supplier: Military Water Supply

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

Account/ESI No.: N/A  
[ ] Temporary Pole [ ] Permanent Service

who is the person requesting utility service to subdivided land ("land") described as follows:

lot #1 of the Tomas Handy Partition of the East  
one-third (E 1/3) of the East one-half (E 1/2) of the  
Handy 200 AC homestead tract out of El Gato Grant.  
*[Insert the lot and block number in recorded subdivision, address, or description in deed, etc]*

and who has submitted to the court an affidavit as required by Local Govt. Code Sec. 232.029 (f),  
on April 16, 2019, the Hidalgo County Commissioners Court approved the  
issuance of this certificate stating as follows (strike through the statement that does not apply)

The land was not subdivided after September 1, 1995, and water service is available  
within 750 feet of the land.

-OR-

~~The land was not subdivided after September 1, 1995, and water service is available more than 750 feet from the  
subdivided land and the extension of water service to the land may be feasible, subject to a final determination by the  
water service provider.~~

[Signature]  
Planning Department Authorized Signature

Ricardo F. Lopez  
Hidalgo County Judge

4/16/19  
Date

ATTEST:

[Signature]  
Hidalgo County Clerk

4-17-19  
Date

APPROVED BY  
COMMISSIONERS' COURT  
ON: 4/16/19 [Signature]

4-17-19



# PLANNING DEPARTMENT

## County of Hidalgo

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956-205-7045  
956-205-7049

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No:

31161  
2/28/19

### 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:

Darani Valdez

Address:

6213 N Doffing  
Rd Mission TX  
78574

Phone:

(956) 249-9419

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	<u>Antonio</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	_____	_____
	1 / 1	4378 4/14/19

Water Supplier:

Agua SUD

Utility Provider:

M.V.E.C.  AEP

Account/ESI No.:

100327894-  
 Temporary Pole  Permanent Service

regarding the land described as:

West Doffing Lot 30

on April 16, 2019, 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 4/9/19);

(verified by Sandra Cantu);

(verified by Sandra Cantu);

(verified by Sandra Cantu);

(verified by Sandra Cantu);

Sandra Cantu 4/14/19  
Planning Department Authorized Signature

Rajiv F. Cruz  
Hidalgo County Judge

4/16/19  
Date

ATTEST:

Antonio Araya Jr.  
Hidalgo County Clerk

4/17/19  
Date

APPROVED BY  
COMMISSIONERS' COURT  
ON: 4/16/19

4/17/19



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

Main Office  
1304 South 25<sup>th</sup> Street  
Edinburg, Texas 78542  
956-318-2840  
956-318-2844

Precinct No.1 Substation  
1902 Joe Stephens Ave.  
Weslaco, TX 78596  
956-968-4734  
956-973-7850

Precinct No.3 Substation  
2401 N. Moorefield Rd.  
Mission, TX 78572  
956-205-7045  
956-205-7049

OSSF'S  
PSCROW

Precinct ① 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: N/A

### 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: Daniel Alaniz

Address: 235. W. Hwy. 281  
Weslaco, Tx. 78594

Phone: 532-7763

Approved by Environmental Health:	Temporary Service	Final Service
<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	/ /	/ /

Water Supplier: WAWSC

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

Account/ESI No.: N/A  
[ ] Temporary Pole [ ] Permanent Service

regarding the land described as:

mesquite crossing lots 1-5

on April 16, 2019, 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 3.20.19);  
Flor Serin  
 (verified by Flor Serin);  
 (verified by [Signature]);  
 (verified by [Signature]);  
 (verified by Flor Serin);

Planning Department Authorized Signature

APPROVED BY  
COMMISSIONERS' COURT  
ON 4/16/19

ATTEST:

Rodolfo F. Cruz  
Hidalgo County Judge  
[Signature]  
Hidalgo County Clerk

4/16/19  
Date  
4-17-19  
Date

[Signature]  
4-17-19



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

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956-968-4734  
956-973-7850

Precinct No.3 Substation  
2401 N. Moorefield Rd.  
Mission, TX 78572  
956-205-7045  
956-205-7049

*Southern*

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: NA

### 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:

*Jefferson Road Property Inv.*  
Name: Victor Daniel, Manager

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

Address: P.O. Box 2004  
Edinburg, TX 78540

Water Supplier: NAWSC

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

Phone: 821-7108

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

regarding the land described as:

Carmen Arizola Ph. 1 lots 1-108

on April 16, 2019, 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; 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 2-20-19);

(verified by Flore Sesin);

(verified by [Signature]);

(verified by [Signature]);

(verified by Flore Sesin);

Planning Department Authorized Signature

Ricardo F. Cruz  
Hidalgo County Judge

4/16/19  
Date

APPROVED BY  
COMMISSIONERS' COURT  
4/16/19

ATTEST:

[Signature]  
Hidalgo County Clerk

4-17-19  
Date [Signature]



# PLANNING DEPARTMENT

## County of Hidalgo



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Mission, TX 78572  
956-205-7045  
956-205-7049

OSSF

Precinct 0 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: N/A

### 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:

Approved by Environmental Health:	Temporary Service	Final Service
<u>N/A</u> Authorized Signature	<u>N/A</u> Authorized Signature	<u>N/A</u> Authorized Signature
Inspection/Permit No:	_____	_____
Date Approved:	____/____/____	____/____/____

Name: Yoanna Maldonado

Address: P.O. Box 738  
Weslaco TX 78599

Phone: 084-4556

Water Supplier: M.H.W.S.C.

Utility Provider:  M.V.E.C.     AEP

Account/ESI No.: N/A  
 Temporary Pole     Permanent Service

regarding the land described as:

Pr + E Ranch Subdivision lots 1-6

on \_\_\_\_\_, 20\_\_\_\_, 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 2.26.19);

(verified by FLOY SESIN);

(verified by [Signature]);

(verified by [Signature]);

(verified by FLOY SESIN);

[Signature]  
Planning Department Authorized Signature

Ricardo F. Cruz  
Hidalgo County Judge

4/16/19  
Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 4/16/19 [Signature]

ATTEST: [Signature]  
Hidalgo County Clerk

4-17-19  
Date

[Signature] 4-17-19