



RICHARD F. CORTEZ  
County Judge

# OFFICE OF THE COUNTY JUDGE County of Hidalgo

## **CERTIFICATES OF PLAT APPROVALS – CONSENT AGENDA**

### **COMMISSIONERS COURT AGENDA FOR December 1, 2020**

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>4</u>
CERTIFICATES OF RESIDENCE CONSTRUCTION	<u>0</u>
CERTIFICATES OF WATER SERVICE AVAILABILITY	<u>3</u>
<b>TOTAL CERTIFICATES</b>	<b>7</b>

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS

APPLICANT		APPLICATION NO.
1.	Stephanie Rodriguez	4-3525
2.	Top Fruit, Inc. CITRUS VILLAGE SUBDIVISION NO. 2, LOTS 1-48	BLANKET COVER
3.	WSW Land Development LLC SAN LUCIO SUBDIVISION NO. 4, LOTS 1-68	BLANKET COVER
4.	Aniceto Izaguirre EDUARDOS SUBDIVISION NO. 18, LOTS 1-76	BLANKET COVER
COMM. COURT: DECEMBER 1, 2020		



# PLANNING DEPARTMENT

Rev. 05-18-20

## 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: 4-3525

### 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: Stephanie Rodriguez

Address: 1801 Silverado  
St Alamo Tx

Phone: 956 475 7572

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:	Date Approved: <u>1 / 1</u>	<u>11/20/20</u>

Water Supplier: N A W S

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

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

regarding the land described as:

Alamo Crossing Lot 11

on Dec. 1, 2020, 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 12/1/20);

(verified by [Signature]);

(verified by M Ramirez);

(verified by [Signature]);

(verified by [Signature]);

[Signature]  
Planning Department Authorized Signature

Ricardo F. Lopez  
Hidalgo County Judge  
12/1/20  
Date

APPROVED BY  
COMMISSIONERS' COURT  
ON: 12/1/20

ATTEST: [Signature]  
Hidalgo County Clerk  
12/1/20  
Date



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T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 4-3525

### 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: Stephanie Rodriguez  
Address: 1801 Silverado St  
Alamo Tx  
Phone: (956) 475 7572

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

Alamo Crossing Lot 11

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

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

Stephanie Rdz  
Requesting Party (Signature)

11/18/2020  
Date

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

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

11/24/20  
Date

[Signature]  
County Official



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

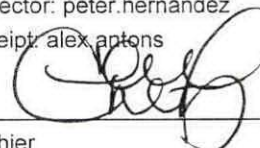
Permit No.: Permit 4-3525  
Receipt No.: 013548  
A1755-00-000-0011-00

- ARRONIZ LUIS F & STEPHANIE RODRIGUEZ
- 306 CALLE JACARANDA
- SAN JUAN, TX 78589
- (956) 475-7572
- (956) 475-7572
- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 01 Residential, new, Single Family Dwelling
- [4] Size of Structure: 4104Sq.Ft.
- [5] Legal Description: ALAMO CROSSING LOT 11
- [6] Location: MINNESOTA RD AND ALAMO RD
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$300000
- [10] Flood Zone: Zone B

Community Panel Number: 4803340425C  
Precinct: 4  
Certification of Elevation Required: No  
Setbacks: Front 25', Rear 35', Side 6', Side ', Corner 15'  
Special Conditions: MUST COMPLY WITH HCPD SETBACKS AND REGULATIONS  
Description: Permit 4-3525  
Price: \$30.00

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

Method of Payment: Cash  
Check/M.O.#:  
Payment: \$30.00  
Change Due: \$0.00  
Application: alex.antons  
Inspector: peter.hernandez  
Receipt: alex.antons

  
\_\_\_\_\_  
Cashier

8/3/20  
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.

Luis Arroniz  
Signature of Owner or Applicant

8/3/20  
Date

**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**

Date: **September 20, 2019**

Grantor: **Hugo Cantu and wife, Rosalinda Cantu**

Grantor's Mailing Address: **1100 San Ramon St.  
San Juan, Texas 78589  
Hidalgo County**

Grantee: **Luis F. Arroniz and wife, Stephanie Rodriguez**

Grantee's Mailing Address: **1801 Silverado St.  
Alamo, Texas 78516  
Hidalgo County**

Consideration:  
**For the consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations to the undersigned paid by Grantee herein named, the receipt of which is hereby acknowledged.**

Property (including any improvements):  
**All of Lot 11, ALAMO CROSSING SUBDIVISION, Hidalgo County, Texas, according to the map recorded in Volume 53, Pages 73-75, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.**

Reservations and Exceptions to Conveyance and Warranty:

**Restrictive covenants of record dated June 12, 2007, filed June 21, 2007 under Document Number 2007-1773128, Official Records and Volume 53, Pages 73-75, Map Records of Hidalgo County, Texas, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.**

- a. Statutory easements, rules, regulations and rights in favor of Hidalgo County Irrigation District No. 2.**

- b. **Minimum floor elevations, setback lines, easements and restrictions as shown on the map of Alamo Crossing Subdivision, recoded in Volume 53, Pages 73-75, Map Records of Hidalgo County, Texas.**
- c. **Easement for roadways and canal rights of way in favor of Alamo Land and Sugar Company as shown by instrument dated January 29, 1916, recorded in Volume 57, Page 143, Deed Records of Hidalgo County, Texas.**
- d. **Right of way easement in favor of Hidalgo County as shown by instrument dated February 14, 1956, recorded in Volume 854, Page 364, Deed Records of Hidalgo County, Texas.**
- e. **Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, by and between Dwight Gilley and wife, Franca A. Gilley, as Lessor, and James L. Goode, as Lessee, dated December 27, 1963, recorded in Volume 284, Page 615, Oil and Gas Records of Hidalgo County, Texas. Reference to which instrument is here made for particulars.**
- f. **Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, by and between Wayne I. Muir and wife, Sarah M. Muir, as Lessor, and Mellon Energy Co., as Lessee, dated September 7, 1976, recorded in Volume 362, Page 680, Oil and Gas Records of Hidalgo County, Texas. Reference to which instruments is here made for particulars.**
- g. **Lease for coal, lignite, oil, gas or other minerals together with rights incident thereto, Samson Lone Star Limited Partnership, as Lessee, filed May 13, 1999 under Document Number 773520; Filed November 2, 1999 under Document Number 819759 and filed August 11, 1999 under Document Number 797844, Official Records of Hidalgo County, Texas. Reference to which instrument is here made for particulars.**
- h. **Terms, stipulations and conditions contained in Declaration of Unit as set forth in instruments, filed July 14, 2000 under Document Number 888450; filed January 10, 2001 under Document Number 934688 and filed December 18, 2001 under Document Number 1034317, Official Records of Hidalgo County, Texas.**
- i. **Mineral and/or royalty reservation contained in deed dated February 1, 2007, filed February 21, 2007 under Document Number 2007-1724652 and dated October 1, 2012, filed December 26, under Document Number 2012-2369050, both in the Official Records of Hidalgo County, Texas.**
- j. **Any part thereof lies within canal right of way claimed in fee simple by Hidalgo County Irrigation District No. 2 is expressively excluded from coverage of this policy.**

- k. **Rights of parties in possession.**
- l. **Visible and apparent easements on or across the property herein described.**
- m. **Any portion of the property described herein within the limits or boundaries or any public or private roadway and/or highway.**
- n. **Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the title that would be disclosed by an accurate and complete land survey of the land.**

Grantor, for the Consideration and Subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

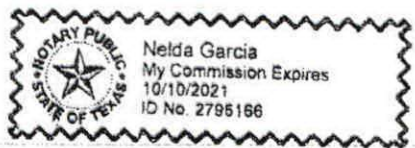
Hugo Cantu  
Hugo Cantu

Rosalinda Cantu  
Rosalinda Cantu

.....  
(Acknowledgment)

THE STATE OF TEXAS ()  
COUNTY OF HIDALGO ()

This instrument was acknowledged before me on the 20<sup>th</sup> day of September 2019  
by **Hugo Cantu and wife, Rosalinda Cantu, both.**



Nelda Garcia  
Notary Public, State of Texas

.....  
**Prepared In The Law Office Of:**

**Elliott & Ritch LLP  
P.O. Box 630  
125 E. Caffery  
Pharr, Texas 78577  
(956) 787-6261-Voice  
(956) 787-6395-Fa**



# PLANNING DEPARTMENT

Rev. 05-18-20

## County of Hidalgo

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2401 N. Moorefield Rd.  
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:

Name: Top Innit, Inc.

Address: P.O. Box 720803  
McAllen, TX. 78503

Phone: 505-0042

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

Water Supplier: N/A/W/S

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

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

regarding the land described as Citrus Village No. 2 Subdivision lots 1-48

on Dec. 1, 2020, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232.028(b):

Fill in "yes" or "no" in each blank

yes  
yes  
yes

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

(Date approved 10/27/20);

(verified by Flur Jesic Yun Serin);

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;

(verified by [Signature]);

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;

(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 Flur Serin);

\_\_\_\_\_  
Planning Department Authorized Signature

Richard F. Carter  
Hidalgo County Judge

12/1/20  
Date

ATTEST:

[Signature]  
Hidalgo County Clerk

12/1/20  
Date

APPROVED BY  
COMMISSIONERS' COURT  
ON: 12/1/20 ms



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

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956-205-7045  
956-205-7049

*sewer*

Precinct 1 2 3 ④

T.J. Arredondo, CFM  
Director of Planning

Application No: 10/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: Top Fruit, Inc.

Address: PO Box 720883

McAllen, Texas 78503

Phone: (956)585-0042

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

**Citrus Village Subdivision No. 2:** A 10.00 acre tract of land being all of Lot 2, Block 31, Santa Cruz Gardens Unit No. 2, Hidalgo County, Texas lots 1-48

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

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

*Lawrence Coffman* 10-9-2020  
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 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:

11/23/20  
Date

*Flora Senin*  
County Official





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Rev. 05-18-20

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

OSSF's escrowed.

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
Name: <u>WSW Land Development LLC.</u>	Authorized Signature	Authorized Signature
Inspection/Permit No:		
Date Approved:	/ /	/ /

Address: 9000 Big Horn Dr.  
Edinburg, TX 78539

Water Supplier: NAWSC

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

Phone: 383-0720.

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

regarding the land described as: San Luis No.4 subdivision lots 1-68.

on Dec. 1, 2020, 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 10/27/20)
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by Jur. Serin)
- 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 Jur. Serin)
- 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 Jur. Serin)

[Signature]  
Planning Department Authorized Signature

Richard F. Carter  
Hidalgo County Judge  
12/1/20  
Date

ATTEST: [Signature]  
Hidalgo County Clerk  
12/1/20  
Date

APPROVED BY  
COMMISSIONERS' COURT  
[Signature]

B



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Rev. 06-03-15

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T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4  
Application No: 10AA

### 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: WSW Land Development, LLC

Address: 902 Big Horn Dr.  
Edinburg, TX 78539

Phone: (956) 383-0726

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

**San Lucio Subdivision No. 4:** A 43.72 acre tract of land out of Block 153, La Blanca Agricultural Company Subdivision "B" Tract, Hidalgo County, Texas lots 1-48

#### 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)

10-5-2020

Date

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

- Deed
- Executory Contract
- Lease

Rent Receipt

Affidavit

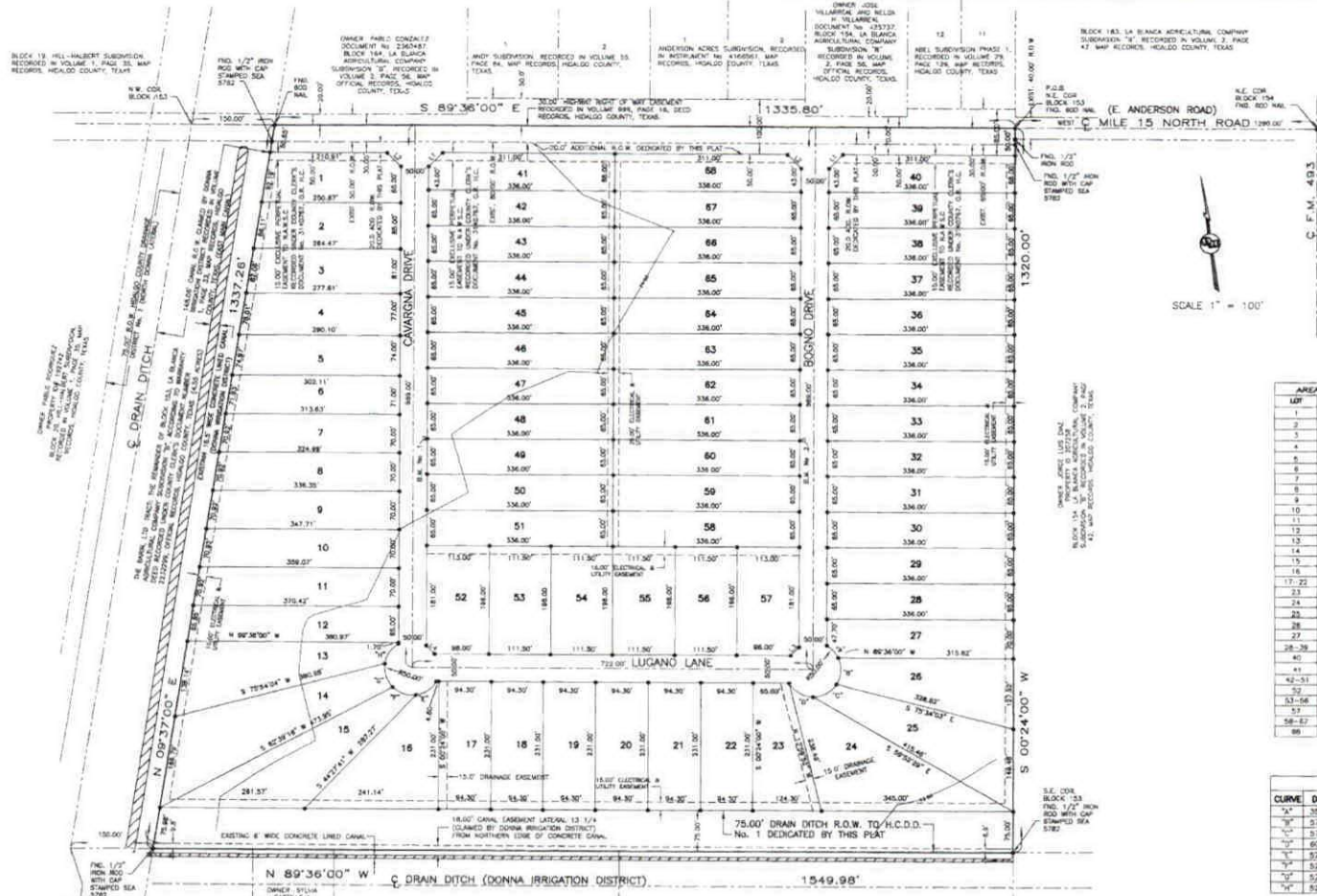
Other (describe) copy of subd. plat

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

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

11/23/20  
Date

[Signature]  
County Official



LOT	AREA (SQ. FT.)	AC.
1	21827.00	0.60
2	21823.48	0.50
3	21854.09	0.50
4	21856.98	0.50
5	21811.98	0.50
6	21858.90	0.50
7	2201.80	0.51
8	22145.89	0.52
9	21841.58	0.50
10	24372.07	0.57
11	26532.18	0.59
12	24520.38	0.54
13	21886.15	0.53
14	40083.98	0.92
15	24440.40	0.70
16	28570.81	0.63
17-21	21783.30	0.50
22	21864.30	0.50
24	28920.58	0.81
26	32152.44	0.74
28	27827.81	0.64
27	22945.53	0.53
28-29	21840.00	0.50
40	22855.00	0.52
41	22538.50	0.50
42-51	21840.00	0.50
52	22020.50	0.51
53-58	21854.00	0.50
57	22020.50	0.51
58-59	21840.00	0.50
59	22532.50	0.52

CURVE	DELTA	RADIUS	LENGTH	CHORD LEN.	CHORD BEARING
1*	209°09'56"	50.00'	30.68'	30.21'	S 42°31'02" E
2**	37°17'43"	50.00'	50.00'	47.84'	S 24°27'47" W
3**	37°17'43"	50.00'	50.00'	47.84'	S 87°30'31" W
4**	60°14'38"	50.00'	52.57'	50.18'	N 59°43'31" W
5**	57°30'50"	50.00'	45.81'	44.23'	S 59°29' W
6**	57°30'50"	50.00'	45.81'	44.23'	N 72°11' W
7**	52°30'00"	50.00'	45.81'	44.23'	N 18°21' W
8**	52°30'00"	50.00'	45.81'	44.23'	N 54°09' E

LINE	BEARING	LENGTH
L1	N 45°21' E	35.34'
L2	N 45°26' W	25.26'
L3	N 45°24' E	21.21'
L4	N 44°28' W	21.21'



**SUBMISSION PLAT OF:**  
**SAN LUCIO SUBDIVISION No. 4**  
 A 43.72 ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF BLOCK 153, AMENDED MAP OF ALAMO FARMS IRRIGATED IN DONNA IRRIGATION DISTRICT No. 1 LOWER RIO GRANDE VALLEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 42, MAP RECORDS, HIDALGO COUNTY, TEXAS, SAME LANDS BEING KNOWN AS 43.72 ACRES OUT OF BLOCK 153, LA BLANCA AGRICULTURAL COMPANY SUBDIVISION "B" TRACT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 33, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3108302, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

**QUINTANILLA, HEADLEY AND ASSOCIATES, INC.**  
 CONSULTING ENGINEERS LAND SURVEYORS  
 124 E. STUBBS ST. PHONE 956-381-6480  
 EDINBURG, TEXAS 78539 FAX 956-381-0527  
 ENGINEERING REGISTRATION NUMBER F-1513  
 SURVEYING REGISTRATION NUMBER 100411-00

STATE OF TEXAS  
 COUNTY OF HIDALGO  
 I, THE UNDERSIGNED, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.

*Marco A. Gonzalez*  
 MARCO A. GONZALEZ  
 P.E. 120016

8-26-20  
 DATE



STATE OF TEXAS  
 COUNTY OF HIDALGO  
 I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND HAS BEEN PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE OR THE GROUND UNDER MY SUPERVISION.

*Alfonso Quintanilla*  
 ALFONSO QUINTANILLA  
 P.L.S. No. 4058

DECEMBER 4, 2019  
 DATE



FILED FOR RECORD IN  
 HIDALGO COUNTY  
 METRO CLERK'S OFFICE  
 ON 11-5-20 AT 10:48 AM  
 INSTRUMENT NUMBER 3163006  
 BY *[Signature]* DEPUTY



# PLANNING DEPARTMENT

Rev. 05-18-20

## 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

*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:

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

Address: *500 Solan Dr.*  
*Mission Tx. 78571*

Water Supplier: *SWSC*

Utility Provider:  M.V.E.C.     AEP

Phone: *789-0619*

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

regarding the land described as:

*Eduardos Subdivision no. 18 lots 1-74*

on *Dec. 1*, 20*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*  
*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 *10/27/20*);

(verified by *Flur sein*);

*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;

(verified by *[Signature]*);

*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;

(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 *Flur sein*);

*[Signature]*  
Planning Department Authorized Signature

*Ricardo F. ENTREZ*  
Hidalgo County Judge    *12/1/20*  
Date

APPROVED BY  
COMMISSIONERS' COURT  
ON: *12/1/20* *[Signature]*

ATTEST: *[Signature]*  
Hidalgo County Clerk    *12/1/20*  
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

*Sever*

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: DIA

### 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: Aniceto Izaguirre  
Address: 500 Solar Dr.  
Mission TX 78574  
Phone: (956) 789-0619

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

Eduardo's Subdivision No. 18 Wts 1-74

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

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

Aniceto Izaguirre      10-6-20  
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 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:

11/23/20      Ylan Sesin  
Date      County Official



PLANNING DEPT. PCTS 2 & 4 WATER SERVICE AVAILABILITY	
APPLICANT	APPLICATION NO.
1. Edgar O. Calvillo A.	4-3990
2. Alfredo Zamora	4-4028
3. Imelda G. Salinas	4-4032
COMM. COURT: DECEMBER 1, 2020	



# PLANNING DEPARTMENT

Rev. 05-18-20

## 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: 4-3990

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

Upon the application of:

Name: Edgar O. Calvillo A.

Address: Hargill Townsite  
Blk 7A - 3.96 ac

Phone: (956) 207-4740

Approved by Environmental Health:	Temporary Service <u>Light only</u> <u>MRamirez</u> Authorized Signature	Final Service
Inspection/Permit No:	<u>No septic yet</u>	Authorized Signature
Date Approved:	<u>11/19/20</u>	<u>/ /</u>

Water Supplier: N/A

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:

Hargill townsite blok 7A - 3.96 ac

[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 Dec 1, 2020, 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: 12/1/20

Richard F. Carter 12/1/20

Antonio Benavides 12/1/20



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 05-18-20

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

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3/4

Application No: 4-3990

### 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

Edgar Omar Calvillo - Alvarez

Known to me [or proved to me in the oath of Consular ID 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:

Hargill Townsite Blk 74 - 3.96 AC -

[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."

Edgar Omar Calvillo A. (Signature)

SUBSCRIBED AND SWORN TO before me on November 9th, 2020, to certify which, witnesses my hand and seal of office.

  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS





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

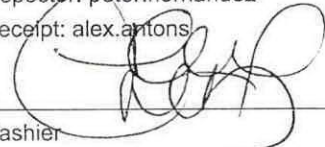
Permit No.: Permit 4-3990  
Receipt No.: 015174  
H1200-00-074-0000-00

- CALVILLO EDGAR OMAR & KARLA PAOLA MOLINA  
22123 RED GATE RD  
EDINBURG , TX 78541  
(956) 207-4740  
(956) 207-4740
- [1] Contractor: SELF
  - [2] Water System: North Alamo WSC
  - [3] Class of Work: 29 Residential, move in or relocated building
  - [4] Size of Structure: 600Sq.Ft.
  - [5] Legal Description: HARGILL TOWNSITE BLK 74 - 3.96 AC
  - [6] Location: 493 and 490
  - [7] Sewage: North Alamo WSC
  - [8] Construction Type: Wood
  - [9] Est. Cost of Construction: \$700
  - [10] Flood Zone: Zone A

Community Panel Number: 4803340250B  
Precinct: 4  
Certification of Elevation Required: No  
Setbacks: Front 25', Rear 15', Side 6', Side ', Corner 10'  
Special Conditions: MUST COMPLY WITH HCPD SETBACKS AND REGULATIONS  
Description: Permit 4-3990  
Price: \$30.00

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

Method of Payment: Cash  
Check/M.O.#:  
Payment: \$30.00  
Change Due: \$0.00  
Application: alex.antons  
Inspector: peter.hernandez  
Receipt: alex.antons

  
Cashier

11/6/20  
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.

Edgar Omar Calvillo  
Signature of Owner or Applicant

11-6-20  
Date

**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.**

2661694

**SPECIAL  
WARRANTY DEED WITH VENDOR'S LIEN**

**Date:** November 5, 2015

**Grantor:** ALLEN JACKSON, not joined herein by my wife because the property constitutes no part of my homestead

**Grantor's Mailing Address:**

500 Greystone Circle  
Alamo, Texas 78516  
Hidalgo County

**Grantee:** EDGAR OMAR CALVILLO and wife, KARLA PAOLA MOLINA

**Grantee's Mailing Address:**

22123 Red Gate Road  
Edinburg, Texas 78541  
Hidalgo County

**Consideration:** TEN AND NO/100THS DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and a note of even date executed by Grantee and payable to the order of Grantor in the principal amount of TWENTY-FOUR THOUSAND AND NO/100THS DOLLARS (\$24,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantor to WILLIAM D. LOWRY, IV, Trustee.

**Property (including any improvements):**

Block Seventy-four (74), HARGILL TOWNSITE, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 3, Pages 45-46, Map Records, Hidalgo County, Texas.

**Reservations from Conveyance:** None.


**Exceptions to Conveyance and Warranty:**

1. Taxes for the year 2016 and subsequent years.
2. Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property.

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 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.

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.

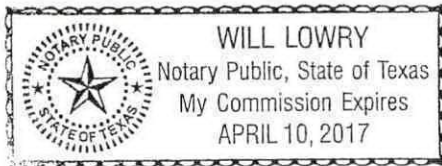
When the context requires, singular nouns and pronouns include the plural.

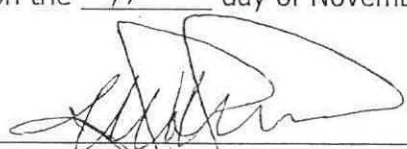
  
\_\_\_\_\_  
**ALLEN JACKSON**

**(Acknowledgment)**

State of Texas  
County of Hidalgo

This instrument was acknowledged before me on the 11<sup>th</sup> day of November, 2015,  
by ALLEN JACKSON.



  
\_\_\_\_\_  
Notary Public, State of Texas

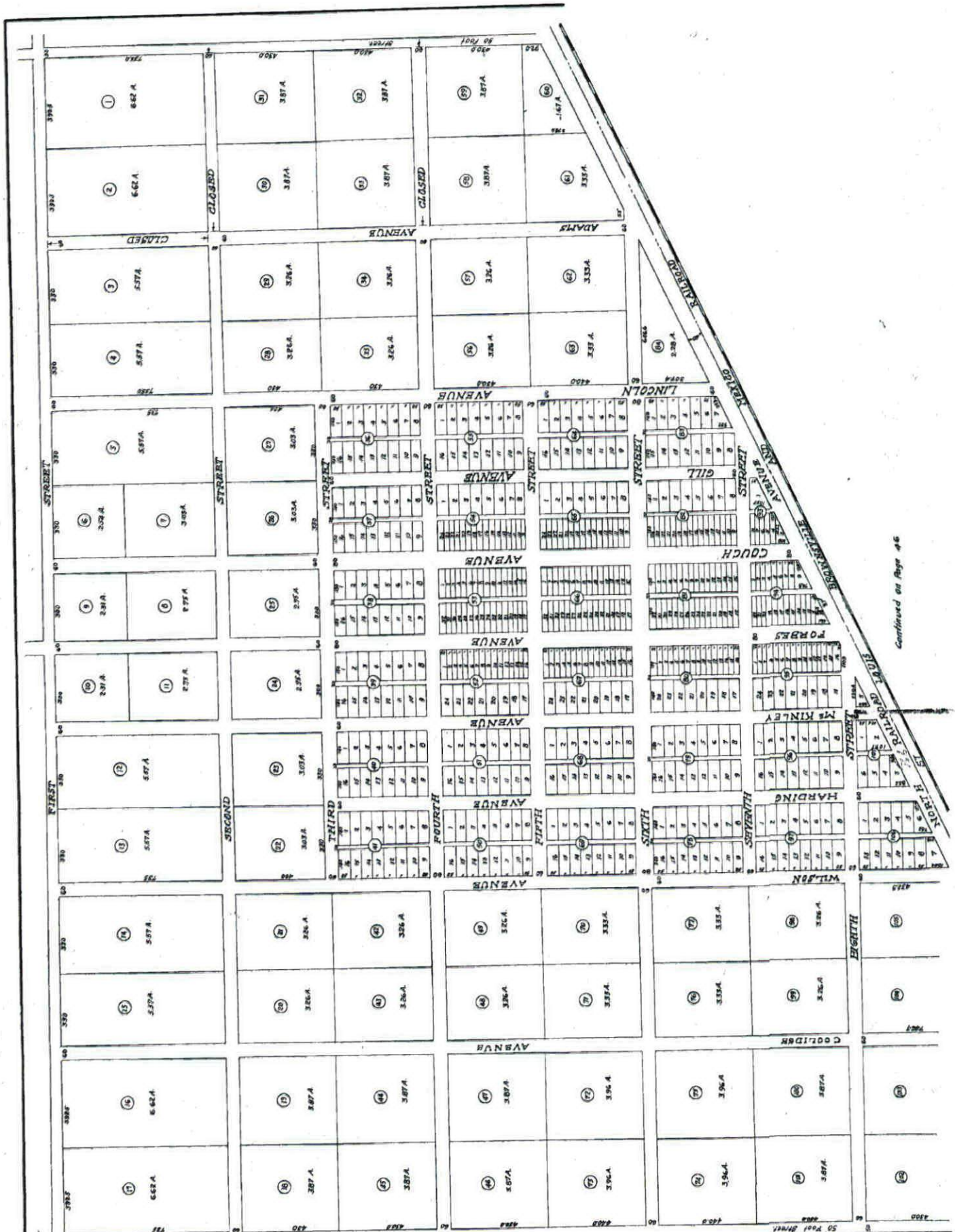
**PREPARED BY:**

The Law Offices of Mark Freeland  
806 Pecan / P.O. Box 2586  
McAllen, Texas 78502

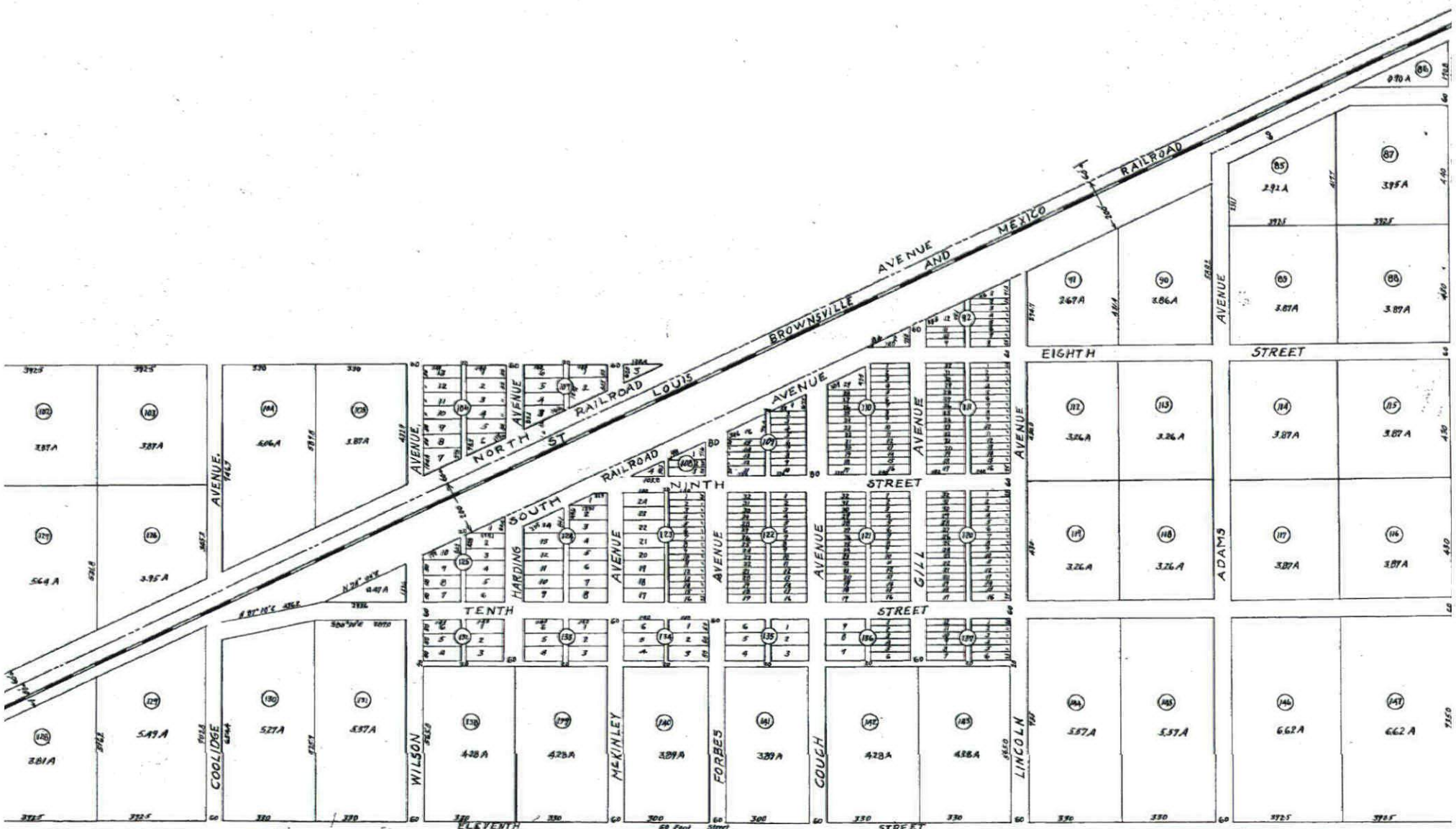
**AFTER RECORDING RETURN TO:**

The Law Offices of Mark Freeland  
806 Pecan / P.O. Box 2586  
McAllen, Texas 78502

File/GF Number: F #5814-014



Continued on Page 45



State of Texas,  
County of Hidalgo  
I, R. J. Parks Surveyor and Civil Engineer do hereby  
Certify that the Map upon which this is written is a true  
and Correct Map of Hargil, Texas as surveyed and  
platted by me.  
Witness my hand this 17th day of August 1926

State of Texas  
County of Hidalgo  
Before me the undersigned authority on this day personally appeared  
R. J. Parks 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 purpose and Consideration  
therein expressed. Given under my hand and Seal of Office  
this 17th day of August 1926

R. J. Parks  
Surveyor and Civil Engineer

Notary Public in and for Hidalgo County

FILED for record this day  
SEP 2 1926  
J. M. SUTHER  
CAM E. HILL  
Clk County Court Hidalgo, Texas  
By J. R. Bland

**MAP**  
— OF —  
**HARGIL**  
**TEXAS**  
JANUARY 1926  
SCALE

State of Texas  
County of Hidalgo  
The dedication in the town of Hargil, of the streets, alleys and Road  
ways is made with the express reservation in J. M. Suther of the right to  
occupy and use said streets, alleys and Roadways for the purpose of creating  
and operating plants, pipe lines poles and lines of wire for the distribution  
and sale of water, heat, light or power and telephone and telegraph lines  
and for the purpose of operating lines of transportation for the carriage of freight  
and passengers and all of said rights, privileges and franchises in the streets,  
alleys and Roadways above said are and shall be the property of, and shall be used  
owned and exercised by the said J. M. Suther or by such person, persons or  
Corporations to whom such right, privilege or franchise may be assigned and conveyed  
by the said J. M. Suther. This dedication is made with the further reservation  
that J. M. Suther retains the title to and in all streets and alleys shown upon the  
plat and unless a sale of blocks made within the street and alleys upon which  
the plat above becomes indicated the length of the block out of which a lot is sold  
and the said J. M. Suther reserves the right to and may close and abandon any  
and all streets other than above said.

Witness my hand this 22nd day of September AD 1926  
State of Texas County of Hidalgo Before me the undersigned authority on this day  
personally appeared J. M. Suther 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  
purpose and Consideration therein expressed given under my hand and Seal of Office  
this 22nd day of September AD 1926

J. M. Suther  
Notary Public in and for Hidalgo County Texas

State of Texas  
County of Hidalgo  
I, Cam E. Hill County Clerk  
Hidalgo County Texas do  
Certify that the above and  
plat and dedication was filed  
in my office on the 17th  
day of SEP 1926 at  
10 O'clock P. M. and was rec-  
orded by me on the 18th day of  
at 2 P. M. O'clock A. M. in  
on page — of the Map from  
HIDALGO COUNTY, TEXAS

CAM E. HILL  
County Clerk Hida-  
lgo Co. Tex.  
By J. R. Bland  
Notary

CARD & PARKS - ENGEL  
MC ALLEN TEXAS



# PLANNING DEPARTMENT

Rev. 05-18-20

## 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: 4-4028

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

Upon the application of:

Name: Alfredo Zamora

Address: 7604 Petiscoyo St  
Lot 51 Edinburg TX  
78542

Phone: (956) 884-9587

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service <u>WRamirez</u> Authorized Signature <u>Septic installed</u>
Inspection/Permit No:	Date Approved: <u>1 / 1</u>	<u>11/18/20</u>

Water Supplier: N/A

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

Account/ESI No.: 10032789485096610  
[ ] Temporary Pole [x] Permanent Service

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

Colonia Tejana Lot 33

[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 Dec 1, 2020, 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: 12/1/20

Ricardo F. Lopez 12/1/20  
Antonio Hernandez Jr. 12/1/20  
75



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 05-18-20

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

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 4-4028

### 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

Alfredo Zamora Jr.

Known to me [or proved to me in the oath of person or through TX DL 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:

Colonia Tejana Lot 33

[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."

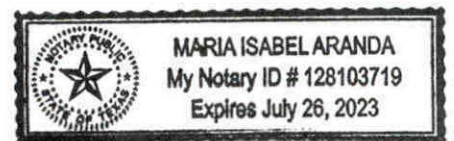
-OR-

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 Nov. 17<sup>th</sup>, 2020 to certify which, witnesses my hand and seal of office.

[Signature]  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS





COUNTY OF HIDALGO  
PLANNING DEPARTMENT

Permit No.: Permit 4-4028

Receipt No.: 015332

C7730-00-000-0033-00

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

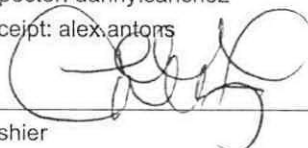
ZAMORA ALFREDO  
309 S 85TH ST  
SAN CARLOS, TX 78542  
(956) 884-9587  
(956) 884-9587

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 44 Mobile homes
- [4] Size of Structure: 226Sq.Ft.
- [5] Legal Description: COLONIA TEJANA LOT 33
- [6] Location: tex-mex and valverde
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$2200
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D  
Precinct: 4  
Certification of Elevation Required: No  
Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '  
Special Conditions: must comply with all setbacks and regulations required by the hcpd  
Description: Permit 4-4028  
Price: \$30.00

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


Method of Payment: Cash  
Check/M.O.#:  
Payment: \$30.00  
Change Due: \$0.00  
Application: alex.antons  
Inspector: danny.sanchez  
Receipt: alex.antons

  
\_\_\_\_\_  
Cashier

11/16/20  
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

11-16-2020  
Date

## SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Date: November 21, 2019

Grantor: ESM Land Group L.L.C., a Texas Limited Liability Company.

Grantor's Mailing Address:  
3636 South Alameda St. B-209  
Corpus Christi, Texas 78411  
Nueces County

# 3068663

Grantee: **Alfredo Zamora Jr. And Ana Maria Hernandez**

Grantee's Mailing Address (including county):  
7604 Petirrojo Str. Lot 51  
Edinburg, Texas 78542  
Hidalgo County, Texas

Consideration: Ten Dollars and other valuable consideration paid by Grantee to Grantor.

**PROPERTY DESCRIPTION:** Lot 33, Colonia Tejana Addition, Hidalgo County, Texas, as per Map or Plat Thereof Recorded in Volume 22, Page 114, Map Records, Hidalgo County, Texas.  
Acct No. C7730-00-000-0033-00

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 affects the property.  
Rights of adjoining owners in any walls and fences situated on a common boundary;
5. Any discrepancies, conflicts, or shortages an area or boundary lines;
6. Any encroachments or overlapping of improvements;
7. All rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of Water Supply Corporation, any Irrigation District, or other applicable governmental district, agency, or authority;

8. Taxes for the current year 2019 and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership;
9. All rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of Sharyland Water Supply Corporation, any Irrigation District, or other applicable governmental district, agency, or authority;
10. Taxes for the current year and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership;
11. The prior reservation or conveyance of oil, gas, and other minerals previously reserved or conveyed by any parties having the right to do so;
12. All Easements, restrictions, set back lines, and other matters shown on the plat Lot 33 Colonia Tejana as recorded in Map Records, Hidalgo County, Texas.

**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 there from.

**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.

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 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 the 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.

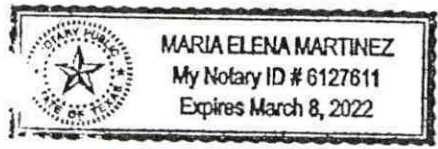
When the context requires, singular nouns and pronouns include the plural.

  
\_\_\_\_\_  
**Diane Metz,**  
**Manager ESM Land Group, LLC**

Acknowledgment)

State of Texas  
County of Hidalgo

This instrument was acknowledged before me on the 21<sup>st</sup> day of November, 2019.  
by **Diane Metz**.

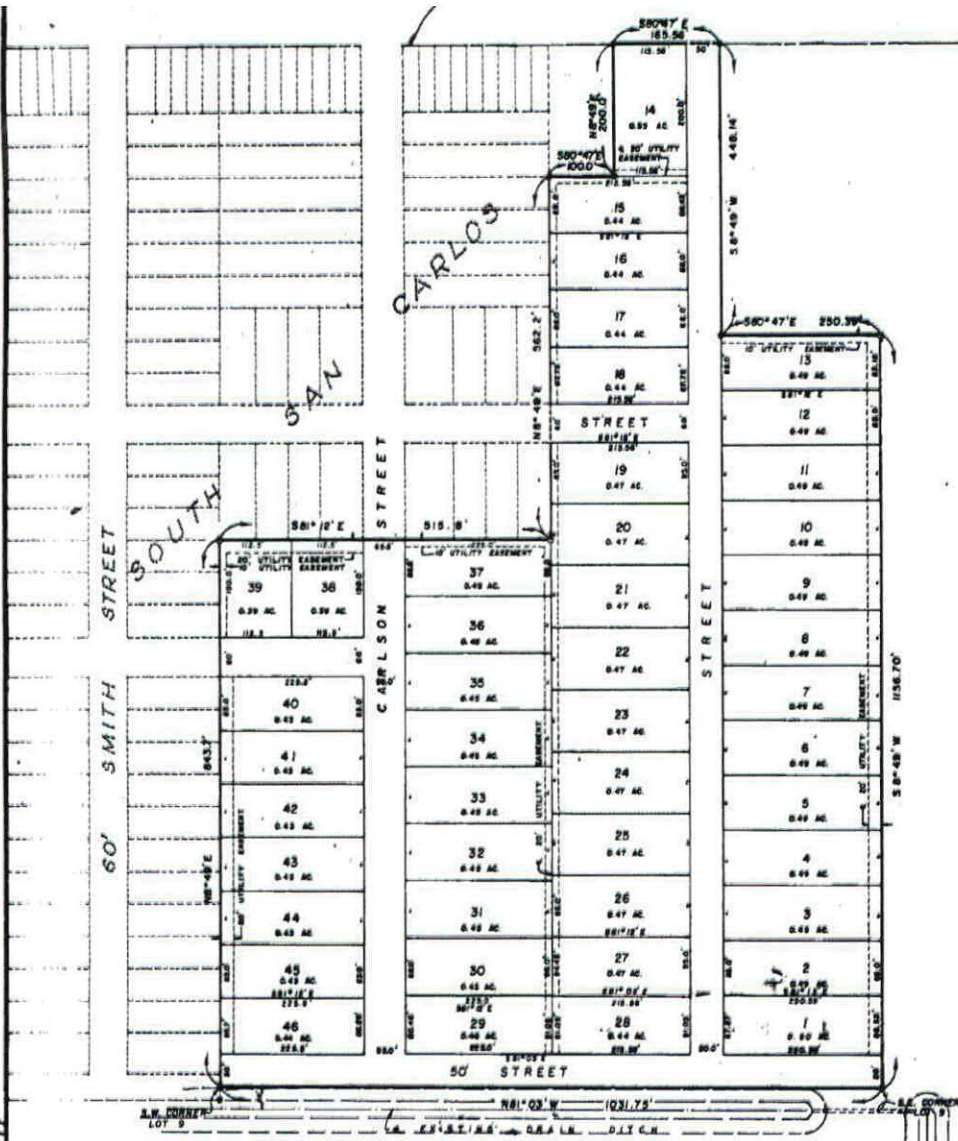


  
\_\_\_\_\_  
Notary Public, State of Texas

1982

**COLONIA TEJANA**

BEING A SUBDIVISION OF A 25.96 ACRE TRACT OF LAND OUT OF LOT 9, SECTION 20E, TEXAS-MEXICAN RAILWAY CO.'S, HALL COUNTY, TEXAS.



NOTE: HALL COUNTY IRRIGATION DISTRICT NUMBER ONE WILL NOT BE RESPONSIBLE FOR GRABAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION AND IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY TO INSTALL SUCH NECESSARY FACILITIES.

Recorded in Book 22 Page 114 of the map records of Hall County, Texas. Meeker and Hunt, Inc. County Surveyors

**APPROVED FOR RECORDING**  
 HALL COUNTY CLERK  
 THIS 24th DAY OF MAY 1982

**APPROVED FOR RECORDING**  
 BY COMMISSIONERS COURT  
 THIS 24th DAY OF MAY 1982  
 SANTIOS SALDANA, County Clerk  
 Hall County, Texas

PREPARED BY:  
 FREEMAN NELSON & MEDINA INC.  
 300 ALLER, TEXAS  
 SCALE: 1" = 100' DATE: 3-8-82

STATE OF TEXAS:  
 COUNTY OF HALL:  
 I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS "COLONIA TEJANA", SUBDIVISION TO HALL COUNTY, TEXAS AND WHOSE NAME IS SUBMITTED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

*Robert Jinks*  
 ROBERT JINKS

STATE OF TEXAS:  
 COUNTY OF HALL:  
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBERT JINKS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBMITTED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.  
 GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 15th DAY OF MARCH, 1982

*Shirley Powell*  
 SHIRLEY POWELL  
 COUNTY CLERK

STATE OF TEXAS:  
 COUNTY OF HALL:  
 I, THE UNDERSIGNED, A REGISTERED PUBLIC SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

*Plinio C. Medina*  
 PLINIO C. MEDINA  
 REGISTERED PUBLIC SURVEYOR  
 HALL COUNTY, TEXAS

**CHECKED FOR DRAINAGE**  
 BY: *W. O. G. ...*

THIS PLAT APPROVED BY HALL COUNTY IRRIGATION DISTRICT No. 1 ON THIS 15th DAY OF April A.D. 1982

*Medina (Signature)*

WITHIN 30 DAYS OF THE DATE OF RECORDING THIS PLAT SHALL BE 15 FEET FROM THE SURFACE OF THE GROUND LEVEL.



# PLANNING DEPARTMENT

Rev. 05-18-20

## 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

Application No: 4-4032

Precinct 1 2 3 4

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

Upon the application of:

Name: Imelda G Salinas

Address: 8612 N Gwin Rd  
Edinburg, Tx. 78542

Phone: (956) 739-1806

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	_____
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	/ /	<u>EXISTING OSSST</u> 11 / 18 / 2020

Water Supplier: North Alamo Water Suppl

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:

A. 57 Acre Tract of land out of the N. 2.623 ac  
of lot # 01 Block # 03 Santa Cruz Gardens UT 2

[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 Dec. 1, 2020, 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

12/1/20  
Date

ATTEST:

Rosario Hernandez Jr.  
Hidalgo County Clerk

12/1/20  
Date

APPROVED BY  
COMMISSIONERS' COURT  
ON: 12/1/20



# PLANNING DEPARTMENT

Rev. 05-18-20

## 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:

4-4032

**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

Imelda G. Salinas

Known to me [or proved to me in the oath of TK. Drivers or through ID (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:

A 0.57 acre tract of land out of the North 2.623 acres of Lot 1, Block 3, Santa Cruz Garden Unit No 2

[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."

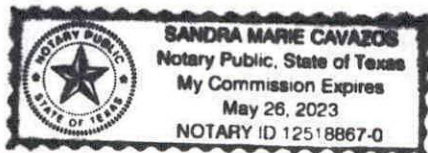
Imelda G. Salinas

(Signature)

SUBSCRIBED AND SWORN TO before me on November 17, 2020, to certify which, witnesses my hand and seal of office.

Sandra M. Cavazos

NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS





COUNTY OF HIDALGO  
PLANNING DEPARTMENT

Permit No.: Permit 4-4032

Receipt No.: 015346

S1700-02-003-0001-12

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	Ph: 956-968-4734	Ph: 956-205-7045
Fax: 956-318-2844	Fax: 956-973-7850	Fax: 956-205-7049

- SALINAS IMELDA G
- 8612 N GWIN RD
- EDINBURG, TX 78542
- (956) 739-1806
- (956) 739-1806
- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1750Sq.Ft.
- [5] Legal Description: SANTA CRUZ GARDENS UT NO. 2  
S103.72'-N258.69' LOT 1 BLK 3 0.57AC GR 0.50AC NET A/K/A  
TR-3
- [6] Location: FM 2812 & GWIN
- [7] Sewage: N/A
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$67000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D  
 Precinct: 4  
 Certification of Elevation Required: No  
 Setbacks: Front 50', Rear 15', Side 6', Side 6', Corner '  
 Special Conditions: MUST COMPLY WITH ALL COUNTY  
 SETBACKS & REGULATIONS  
 Description: Permit 4-4032  
 Price: \$30.00

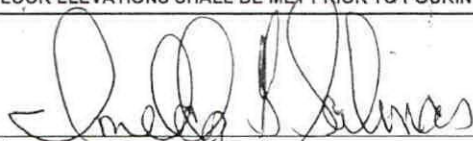
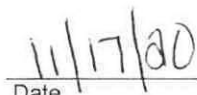
**Total Amount.....\$30.00**

Method of Payment: Cash  
 Check/M.O.#:  
 Payment: \$40  
 Change Due: \$10.00  
 Application: maria.cerda  
 Inspector: aaron.hernandez  
 Receipt: maria.cerda

\_\_\_\_\_  
 Cashier    
 Date

[NOTICE]

ALL SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE IN COMPLIANCE WITH THE SUBDIVISION PLAT AND/OR DEED RESTRICTIONS. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. NO MORE THAN ONE SINGLE FAMILY RESIDENCE PER LOT. APPLICANT SHALL COMPLY WITH ALL THE PLAT AND OR DEED RESTRICTIONS AND REQUIREMENTS AFFECTING THE LOT. APPLICANT ACKNOWLEDGES THAT NO FURTHER DIVISION OF THE DESCRIBED PROPERTY SHALL BE DONE WITHOUT FIRST PREPARING A SUBDIVISION PLAT IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES, TEXAS LOCAL GOVERNMENT CODE AND/OR TEXAS WATER DEVELOPMENT BOARD MODEL SUBDIVISION RULES. A CLEARANCE WILL NOT BE ISSUED FOR ANY PROPERTY LOCATED IN AN AREA DESIGNATED AS ZONE 'A', 'AE', 'AH' OR 'AO' UNTIL THE OWNER AND/OR CONTRACTOR HAS PROVIDED THE PLANNING DEPARTMENT A DEVELOPMENT PERMIT APPROVED BY THE COUNTY OF HIDALGO FLOOD PLAIN administrator INCLUDING AN ELEVATION CERTIFICATE REFLECTING THE PROPOSED FINISHED FLOOR ELEVATION FOR THE IMPROVEMENTS AND THE BASE FLOOD ELEVATION FOR THE PROPERTY. IN ADDITION, A FINAL CLEARANCE WILL NOT BE ISSUED UNTIL THE OWNER AND/OR CONTRACTOR HAS PROVIDED THE PLANNING DEPARTMENT A FINISHED FLOOR CONSTRUCTION ELEVATION CERTIFICATE CONFIRMING THAT ALL IMPROVEMENTS WERE CONSTRUCTED IN ACCORDANCE WITH THE TERMS OF THE INITIAL APPLICATION AND FLOOD PLAIN ADMINISTRATION DEVELOPMENT PERMIT. A SEPARATE PERMIT IS ALSO REQUIRED FOR INSTALLATION OF SEPTIC TANKS AND THE VERIFICATION THAT SEPTIC TANKS WERE INSTALLED IN COMPLIANCE WITH ALL LEGAL REQUIREMENTS. THIS APPLICATION IS SUBJECT TO CANCELLATION IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF ONE YEAR AT ANY TIME AFTER WORK IS COMMENCED. APPLICANT/OWNER STATES THAT NO STRUCTURE EXISTS ON THIS TRACT OF LAND. IF FOUND IN VIOLATION APPROVED APPLICATION MAY BE REVOKED. APPROVED APPLICATION FEE SHALL BE DOUBLED FOR CONSTRUCTION COMMENCING AND/OR STRUCTURES MOVED IN PRIOR TO OBTAINING AN APPROVED APPLICATION. THE FORGOING IS A TRUE AND CORRECT DESCRIPTION OF THE IMPROVEMENTS CONTEMPLATED BY THE UNDERSIGNED APPLICANT, AND THE APPLICANT STATES THAT THE APPLICANT WILL HAVE FULL AUTHORITY OVER THE CONSTRUCTION OF SAME AND CONTRACTOR AND APPLICANT HEREBY AGREE TO COMPLY WITH ALL COUNTY REQUIREMENTS AND APPLICABLE PLAT AND/OR DEED RESTRICTIONS. APPLICANT AND CONTRACTOR HEREBY CERTIFY THAT EACH HAS READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND REGULATIONS GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION. BY SIGNING THIS APPLICATION, APPLICANT AND CONTRACTOR AUTHORIZE REPRESENTATIVES OF THE COUNTY OF HIDALGO TO COME ON TO THE CONSTRUCTION SITE TO MONITOR CONTRACTOR'S AND APPLICANT'S COMPLIANCE WITH THE TERMS OF THE PERMIT AND THE COUNTY'S SUBDIVISION REGULATIONS. PLEASE CONTACT PLANNING DEPARTMENT 48 HOURS PRIOR TO POURING OF FOUNDATION FOR INSPECTION OF BUILDING SETBACKS FROM PROPERTY LINES AND FINISH FLOOR ELEVATION. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. BUILDING SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE MET PRIOR TO POURING FOUNDATION OR WHEN MOVING IN A STRUCTURE.

\*   
 Signature of Owner or Applicant   
 Date

CORRECTED WARRANTY DEED

750193

DATE: October 13, 1998

GRANTOR: ROGELIO GONZALEZ, ARNOLDO ABEL GONZALEZ, IRMA G. GARZA, MARICELDA GONZALEZ

GRANTOR'S MAILING ADDRESS: Rt. 5, Box 2014  
Edinburg, Texas 78539  
Hidalgo County

GRANTEE: IMELDA GONZALEZ SALINAS

MAILING ADDRESS: 5401 S. 28th Street  
McAllen, Texas 78501  
Hidalgo County

CONSIDERATION: Ten and no/100's-----(\$10.00)-----DOLLARS-----

PROPERTY: TRACT 3

A 0.57 acre tract of land out of the North 2.623 acres of Lot 1, Block 3, Santa Cruz Gardens Unite No. 2, Hidalgo County, Texas, as per map recorded in Volume 8, Pages 28-29 Map records of Hidalgo County, Texas, said 0.57 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 60-d nail set at the Northwest corner of this tract; said corner bears South 08 degree 23 feet West, a distance of 154.97 feet from the Northwest corner of said Lot 1;

THENCE South 81 degrees 37 feet East, at 30.0 feet pass a half (1/2) inch iron rod set at the East R.O.W. of Gwin Road, at 240.0 feet in all to a half (1/2) inch iron rod set at the East line of said Lot 1 for the Northeast corner of this tract;

THENCE South 08 degrees 23 feet West, with the East line of said Lot 1, a distance of 103.72 feet to a half (1/2) inch iron rod set for the Southeast corner of this tract;

THENCE North 81 degrees 37 feet West, at 210.0 feet pass a half inch iron rod set at the East R.O.W. of said Gwin Road, 240.0 feet in all to a 60-d nail set at the West line of said Lot 1 for the Southwest corner of this tract;

THENCE North 08 degrees 23 feet East, with the centerline of said Gwin Road, also being the West line of said Lot 1, a distance of 103.72 feet to the PLACE OF BEGINNING, and containing 0.57 acres of land more or less.

This document was prepared from information supplied to prepare by one or both parties to the document and no title examination was requested in connection with the preparation of this document, nor was any made. The prepare expresses no opinion on title to this property.

AFTER RECORDED RETURN TO:

Imelda Gonzalez Salinas  
5401 S. 28th Street  
McAllen, Texas 78501

PREPARED IN THE LAW OFFICE OF:

Rodrigo Martinez, Jr..  
101 N. 10th Street  
Edinburg, Texas 78539

Filed for Record in:  
Hidalgo County, Texas  
by Juan D. Salinas III  
County Clerk

On: Feb 19, 1999 at 02:07P

As a  
Recording

Document Number: 750193  
Total Fees : 13.00

Receipt Number - 200894  
By,  
Bea Cruz

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 persons 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.

Rogelio Gonzalez  
ROGELIO GONZALEZ

Irma G. Garza  
IRMA G. GARZA

Arnoldo Abel Gonzalez  
ARNOLDO ABEL GONZALEZ

Maricelda Gonzalez  
MARICELDA GONZALEZ

(ACKNOWLEDGMENT)

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on February 19, 1999, by

ROGELIO GONZALEZ and IRMA G. GARZA.



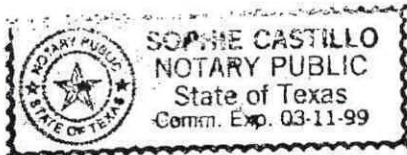
Sophie Castillo  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

(ACKNOWLEDGMENT)

STATE OF TEXAS

COUNTY OF Hidalgo

This instrument was acknowledged before me on February 19, 1999, by ARNOLDO ABEL GONZALEZ and MARICELDA GONZALEZ.



Sophie Castillo  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

# RETAMA RESERVOIR

## EAST RETAMA

SOUTHERN PAC RR FARM

VAHLSING

SANTA CRUZ GARDENS

TRUCK GARDENS

Beard Tract  
1/4 Sec 10, T. 10 N., R. 10 W., S. 10  
of the SW 1/4 of E. 1/4 of Sec. 10, T. 10 N., R. 10 W., S. 10

Edwinburg  
Census Map No. 100  
1880 of Town 11

