



OFFICE OF THE COUNTY JUDGE  
County of Hidalgo

RICHARD F. CORTEZ  
County Judge

**CERTIFICATES OF PLAT APPROVALS – CONSENT AGENDA**

**COMMISSIONERS COURT AGENDA FOR May 17, 2022**

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>1</u>
CERTIFICATES OF RESIDENCE CONSTRUCTION	<u>0</u>
CERTIFICATES OF WATER SERVICE AVAILABILITY	<u>0</u>
<b>TOTAL CERTIFICATES</b>	<u>1</u>





# 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  
1900 Joe Stephens Ave.  
Ste. A  
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: 4-5530

### 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>MRamirez</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u> / /</u>	<u>existing septic</u> <u>5/3/22</u>

Name: Cassandra Cantu

Address: 24063 Rio

Colorado Rd

Linn, TX 78563

Phone: 956 442 7721

Water Supplier: City of Edinburg

Utility Provider:  M.V.E.C.     AEP

Account/ESI No.: 1000050479  
 Temporary Pole     Permanent Service

regarding the land described as:

Los Novillos Lot #25

on May 17, 2022, 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 10/20/05);
- 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 MRamirez);
- 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 MRamirez);
- 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 MRamirez);
- 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  
5/17/22  
Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 5/17/22

ATTEST: [Signature]  
Hidalgo County Clerk  
5/18/22  
Date



# 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: 4-5538

### 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: Cassandra Cantu  
Address: 24063 Rio Colorado Rd Linn TX 78563 ✓  
o 116 Teak Dr, Apt #11 Edinburg TX 78541  
Phone: 956-442-7721

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

LOS NOVILLOS Lot #25

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

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

Cassandra Cantu      05/03/22  
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 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:

5/4/22  
Date

[Signature]  
County Official



COUNTY OF HIDALGO  
PLANNING DEPARTMENT

Permit No.: Permit 4-5538

Receipt No.: 021648

L6309-00-000-0025-00

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

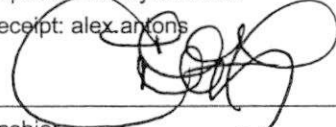
Precinct No. 3 Substation  
2401 N. Moorefield Rd.  
Mission, Texas 78572  
Ph: 956-205-7045  
Fax: 956-205-7049

- RODRIGUEZ T. LUIS & CANTU G. CASSANDRA LIAN  
24063 RIO COLORADO  
LINN, 78563  
(956) 442-7721  
(956) 442-7721
- [1] Contractor: SELF
  - [2] Water System: North Alamo WSC
  - [3] Class of Work: 25 Residential, new, Single Family Dwelling
  - [4] Size of Structure: 2441Sq.Ft.
  - [5] Legal Description: LOS NOVILLOS LOT 25
  - [6] Location: floral and 281
  - [7] Sewage: N/A
  - [8] Construction Type: Block
  - [9] Est. Cost of Construction: \$204000
  - [10] Flood Zone: Zone C

Community Panel Number: 4803340225B  
Precinct: 4  
Certification of Elevation Required: No  
Setbacks: Front 50', Rear 15', Side 15', Side 15', Corner '  
Special Conditions: must comply with all setbacks and regulations required by the hcpd  
Description: Permit 4-5538  
Price: \$30.00

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

Method of Payment: Cash  
Check/M.O.#:  
Payment: \$40.00  
Change Due: \$10.00  
Application: alex.antons  
Inspector: danny.sanchez  
Receipt: alex.antons

  
\_\_\_\_\_  
Cashier

1/5/22  
\_\_\_\_\_  
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.

Cassandra Cantu  
\_\_\_\_\_  
Signature of Owner or Applicant

01/05/2022  
\_\_\_\_\_  
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 with Vendor's Lien

Date: DECEMBER 17, 2021

Grantor: JOEL V. RODRIGUEZ a/k/a JOEL VENTURA RODRIGUEZ CANTU and LORENA TREVINO RIOJAS

Grantor's Mailing Address: C GUADALUPE VICTORIA  
585 COL. LA LOMA 6700  
GENERAL BRAVO NUEVO LEON

Grantee: LUIS G. RODRIGUEZ TREVINO and CASSANDRA LIAN CANTU GUZMAN, a married couple

Grantee's Mailing Address: 110 TEAK DR., APT. #1  
EDINBURG, TEXAS 78541  
HIDALGO COUNTY

Consideration:

Cash and a note of even date executed by Grantee and payable to the order of LIBRA ENTERPRSES, LLC dba CONSTRUCTION FINANCIAL SOLUTIONS in the principal amount of TWO HUNDRED FORTY-ONE THOUSAND TWO HUNDRED FIFTY AND NO/100 DOLLARS (\$241,250.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor LIBRA ENTERPRSES, LLC dba CONSTRUCTION FINANCIAL SOLUTIONS and by a first-lien deed of trust of even date from Grantee to ALLAN B. POLUNSKY, Trustee.

Property (including any improvements):

Lot Twenty Five (25), LOS NOVILLOS SUBDIVISION, Hidalgo County, Texas, as per map or plat recorded in Volume 49, Pages 10-14, Map Records of Hidalgo County, Texas, to which reference is hereby made for all pertinent purposes.

Reservations from Conveyance: NONE

Exceptions to Conveyance and Warranty:

- a. Restrictive covenants as recorded in Document No. 1580282, Document No. 3281619 and Document No. 3282235, Official Records and Volume 49, Pages 10-14, Map Records, Hidalgo County, Texas.
- b. Standby fees, taxes and assessments by any taxing authority for the year 2022, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.
- c. Easements, building setbacks and reservations as shown according to the map or plat thereof recorded in Volume 49, Pages 10-14, Map Records of Hidalgo County, Texas.
- d. Right of Way dated December 5, 1930, executed by J.J. Mullinax and wife, Brenda C. Mullinax to Central Power and Light Company, recorded under Clerk's File No. 29824, Volume 329, Page 646, Deed Records of Hidalgo County, Texas.
- e. Grant of Easement dated October 20, 1955, recorded in Volume 846, Page 646, Deed Records of Hidalgo County, Texas.
- f. Right of Way dated October 24, 1967, executed by Alf Roark, et al to Magic Valley Electric

Cooperative, Inc., recorded under Clerk's File No. 1688, Volume 1195, Page 909, Deed Records of Hidalgo County, Texas.

- g. Right of Way dated August 21, 1973, executed by May Lee Redding, et al to Hidalgo County, recorded under Clerk's File No. 20864, Volume 1377, Page 675, Deed Records of Hidalgo County, Texas.
- h. Right of Way dated August 21, 1973, executed by Mary Lee Redding, et al to State of Texas, recorded under Clerk's File No. 21409, Volume 1378, Page 509, Deed Records of Hidalgo County, Texas.
- i. Deed of Easement dated July 10, 2009, recorded under Clerk's File No. 2016222, Official Records, Hidalgo County, Texas.
- j. Easement as reserved in Deed dated June 18, 1977 from Mary Lee Redding, et al to Wilford Lee, recorded in Volume 1535, Page 824, Deed Records of Hidalgo County, Texas.
- k. Subject to Covenants, Conditions, Stipulations, Easements and Assessments as contained in Restrictions dated February 17, 2006, filed for record on February 17, 2006, recorded under Clerk's File No. 1580282 and dated November 10, 2021 filed for record on November 10, 2021, recorded under Clerk's File no. 3281619 and and dated November 10, 2021 filed for record on November 12, 2021, recorded under Clerk's File No. 3282235, Official Public Records, Hidalgo County, Texas.
- l. 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.
- m. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, in favor of Texaco Producing, Inc., recorded in Volume 2513, Page 466 and Volume 2489, Page 618, Official Records of Hidalgo County, Texas.
- n. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, in favor of Texaco, Inc. recorded in Volume 2448, Page 37 and Volume 2448, Page 32, Official Records and dated April 22, 1992, recorded in Volume 3245, Page 110, Official Records of Hidalgo County, Texas.
- o. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated June 3, 1992, executed by Jerico, Ltd, to Shell Western E&P, Inc., recorded in Volume 3264, Page 94, Official Records of Hidalgo County, Texas.
- p. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated July 22, 1992, executed by Jerico, Ltd. to Eastern Exploration, Inc., recorded in Volume 3305, Page 86, Official Records of Hidalgo County, Texas.
- q. Memorandum of Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated May 21, 1992, executed by Steven L. Smith to Eastern Exploration, Inc., recorded in Volume 3263, Page 427, Official Records of Hidalgo County, Texas.
- r. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated March 31, 2003, executed by Steven L. Smith to Dominion Exploration & Production, Inc., filed under Clerk's File No. 1220070, Official 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 dated April 2, 1948, executed by A. K. Polis, Jr. to J.C. Looney, recorded in Volume 83, Page 47, Oil and Gas Records of Hidalgo County, Texas.
- t. Interest in and to all coal, lignite, oil, gas, and other minerals, and all rights incident thereto, contained in instrument dated June 18, 1977, executed by Mary Lee Redding, et al to Wilford Lee, recorded in Volume 1535, Page 824, Deed Records of Hidalgo County, Texas.

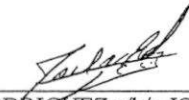
- u. Coal, lignite, oil, gas or other mineral interest(s), together with rights incident thereto, contained in instrument dated December 19, 1980, executed by P.E Wenrheim and C.A. Ivey, a partnership to Poco Corporation, recorded in Volume 1703, Page 159, Official Records of Hidalgo County, Texas, which document contains the following language "Save and Except all oil, gas and other minerals".
- v. 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.
- w. 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.

LIBRA ENTERPRSES, LLC dba CONSTRUCTION FINANCIAL SOLUTIONS, 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 LIBRA ENTERPRSES, LLC dba CONSTRUCTION FINANCIAL SOLUTIONS and are transferred to LIBRA ENTERPRSES, LLC dba CONSTRUCTION FINANCIAL SOLUTIONS without recourse against Grantor.

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

  
 \_\_\_\_\_  
 JOEL V. RODRIGUEZ a/k/a JOE VENTURA  
 RODRIGUEZ CANTU

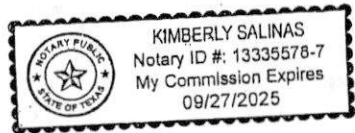
  
 \_\_\_\_\_  
 LORENA TREVINO RIOJAS

ACKNOWLEDGMENTS

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 17<sup>th</sup> day of December, 2021, by JOEL V. RODRIGUEZ also known as JOEL VENTURA RODRIGUEZ CANTU ~~LORENA TREVINO RIOJAS.~~

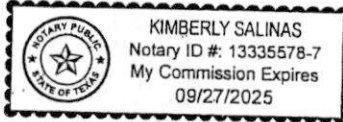


  
 \_\_\_\_\_  
 NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 17<sup>th</sup> day of December, 2021, by LORENA TREVINO RIOJAS.



Kimberly Salinas  
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# 212441917

AFTER RECORDING RETURN TO:  
LUIS G. RODRIGUEZ TREVINO and CASSANDRA LIAN CANTU GUZMAN  
110 TEAK DR., APT. #1  
EDINBURG, TEXAS 78541