



OFFICE OF THE COUNTY JUDGE  
County of Hidalgo

RICHARD F. CORTEZ  
County Judge

**CERTIFICATES OF PLAT APPROVALS – CONSENT AGENDA**

**COMMISSIONERS COURT AGENDA FOR July 26, 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>11</u>
CERTIFICATES OF RESIDENCE CONSTRUCTION	<u>0</u>
CERTIFICATES OF WATER SERVICE AVAILABILITY	<u>1</u>
<b>TOTAL CERTIFICATES</b>	

PLANNING DEPT. PCTS 1 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	DIANA MARTINEZ	1-4452
	COMM. COURT: July 26, 2022	



# PLANNING DEPARTMENT

Rev. 6-14-22

## County of Hidalgo

Main Office  
2818 S. Business Hwy  
281  
Edinburg, Texas 78539  
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: 1-4452

### 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: Diana Martinez

Address: 7127 N. Loma Dr.  
Mercedes TX 78570

Phone: (956) 472-9941

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

Water Supplier: NAWS

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

Account/ESI No.: NA  
 Temporary Pole  Permanent Service

regarding the land described as:

Cielo Azul UT3 lot 103

on July 26, 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;
- yes A plat has been reviewed and approved by the Commissioners Court; (Date approved 11.3.1999);
- 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 [Signature]);
- NO an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by [Signature]);
- yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by [Signature]);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 7/26/22 [Signature]

ATTEST:

Hidalgo County Clerk

Date

Ricardo F. Lopez 7/26/22  
[Signature]  
[Signature] 7/27/22

Recording:

DIANA MARIA MARTINEZ  
7127 LOMA DR  
MERCEDDES, TX 78570

and when recorded, please return this deed  
and tax statements to:

DIANA MARIA MARTINEZ  
7127 LOMA DR  
MERCEDDES, TX 78570

Above reserved for official use only

---

## GENERAL WARRANTY DEED

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**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**

The State of TEXAS,

County of HIDALGO

KNOW ALL MEN BY THESE PRESENTS, That LORENA VALENCIA whose address of 516 CHEYENNE DR IN CROSSROADS, TX 76227, in the state aforesaid, for and in consideration of TEN DOLLAR (\$10.00) AND OTHER VALUABLE SUMS AND CONSIDERATIONS, to me in hand paid by DIANA MARIA MARTINEZ 7127 LOMA DR IN MERCEDDES, TX 78570, COUNTY OF HIDALGO, STATE OF TEXAS

Have granted, sold, and conveyed, and by these presents do I grant, sell, and convey unto the said DIANA MARIA MARTINEZ whose mailing address is 7127 LOMA DR IN MERCEDDES, TX 78570 all that certain:

ALL OF LOT ONE HUNDRED THREE (103), CIELO AZUL SUBDIVISION NO. 3, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP AND PLAT OF RECORD IN VOLUME 35, PAGE 28-29, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

To have and to hold the above described premises, together with all and singular the rights and appurtenances thereto in any wise belonging, unto the said GRANTOR'S, his heirs or assigns forever. And I do hereby bind myself, my heirs, executors, and administrators to warrant and forever defend all and singular the said premises unto the said GRANTEE, his heirs, and assigns, against every person whomsoever, lawfully claiming or to claim the same, or any part thereof.

EXECUTED this day of 31<sup>ST</sup> DAY OF AUGUST, 2019.

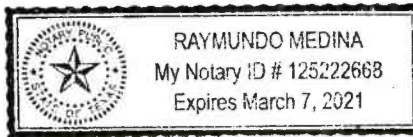
*Lorena Valencia*  
LORENA VALENCIA

STATE OF TEXAS

COUNTY OF HIDALGO ) ss

This instrument was acknowledged before me on 31<sup>ST</sup> DAY OF AUGUST 2019 BY LORENA VALENCIA.

*Raymundo Medina*  
Notary Public  
Printed Name: RAYMUNDO MEDINA  
STATE OF TEXAS  
COUNTY OF HIDALGO  
My Commission Expires: 03-07-2021



**CERTIFICATE OF ACKNOWLEDGMENT**

THE STATE OF TEXAS

COUNTY OF HIDALGO

BEFORE ME, RAYMUNDO MEDINA ON THIS DAY PERSONALLY APPEARED LORENA VALENCIA TO ME PROVED TO ME THROUGH WITH TEXAS DRIVERS LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTIED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 31<sup>ST</sup> DAY OF AUGUST 2019.

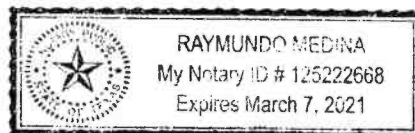
*Raymundo Medina*

STATE OF TEXAS. COUNTY OF HIDALGO

RAYMUNDO MEDINA

NOTARY PUBLIC

COMMISSION EXPIRES: 03-07-2021





NORTH ALAMO WATER SUPPLY CORPORATION  
420 SOUTH DOOLITTLE ROAD  
EDINBURG TX 78542-9707

-----  
TELEPHONE 956-383-1618  
FAX 956-318-0909

SERVING HIDALGO, WILLACY &  
CAMERON COUNTIES

Date: 7-6-02

**Applicant:**

Diana M. Martinez

**Physical Location:**

Cielo Azul 3 2103

(Subdivision & Lot #)

**Current Mailing Address:**

7127 N Loma Dr.

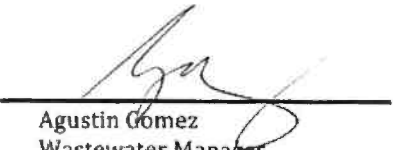
Mercedes, Tx 78570

City, State, Zip +4

Loma Dr.

(Community Street Address)

The above location has been hooked to and is serviced by North Alamo Water Supply Corporation's organized sewer system in their area.

  
-----  
Agustin Gomez  
Wastewater Manager

  
-----  
Field Inspector



COUNTY OF HIDALGO  
PLANNING DEPARTMENT

Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
2818 S Business Hwy 281 Edinburg, Texas 78539	1900 Joe Stephens Ave. Ste. A 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

Permit No.: Permit 1-4452  
Receipt No.: 017775  
C4435-03-000-0103-00

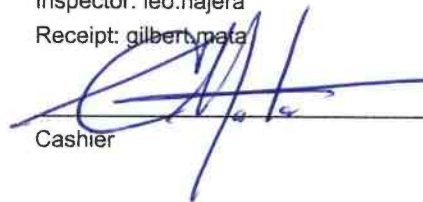
MARTINEZ DIANA M  
7127 LOMA DR  
MERCEDDES , TX 78570  
(956) 472-9941  
(956) 472-9941

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2800Sq.Ft.
- [5] Legal Description: CIELO AZUL UT 3 LOT 103
- [6] Location: mile 12 & mile 2 1/2
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$50000
- [10] Flood Zone: Zone AE

Community Panel Number: 4803340450C  
Precinct: 1  
Certification of Elevation Required: Yes  
Setbacks: Front 25', Rear 40', Side 6', Side N10', Corner .'  
Special Conditions: must comply with all county setbacks & regulations; north side setback 10'ft  
Description: Permit 1-4452  
Price: \$30.00

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

Method of Payment: Cash  
Check/M.O.#:  
Payment: \$40.00  
Change Due: \$10.00  
Application: gilbert.mata  
Inspector: leo.najera  
Receipt: gilbert.mata

  
Cashier

7/15/22  
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.

  
Signature of Owner or Applicant

7.15.22  
Date



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 6-14-22

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281  
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Weslaco, TX 78596  
956-968-4734  
956-973-7850

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

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-4452

### 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: Diana Martinez  
Address: 7127 N. Loma Dr.  
Mercedes TX. 78570  
Phone: (956) 472-9941

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

Cielo Azul UT3 lot 103

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

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

[Signature]  
Requesting Party (Signature)

7.15.22  
Date

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

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) Permit

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

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

7/15/22  
Date

[Signature]  
County Official

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

	APPLICANT	APPLICATION NO.
1.	Sean Davis	4-4377
2.	Andres Flores III	4-6206
3.	Hector Luis Solis	IVALEK SUBDIVISION, LOT 1
4.	Jaime Chavez	CHAVEZ DE LOS SANTOS SUBDIVISION, LOTS 1&2
5.	Everardo Villarreal	WESTERN OAKS PHASE II SUBDIVISION, LOTS 1-15
6.	Norberto Salinas	CARRIZALES II SUBDIVISION, LOTS 1-52
7.	Daniel Guerra	KINGDOM ESTATES , LOTS 1-44
8.	Aniceto Izaguirre	EDUARDO'S SUBDIVISION NO. 19, LOTS 1-85
9.	Cuatro Tierras, L.P.	ENSENADA ESTATES, LOTS 1-72
10.	Cuatro Tierras, L.P.	DEL REY ESTATES UNIT 4, LOTS 1-141
	COMM. COURT: JULY 26, 2022	



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 6-14-22

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

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 4-4377

### 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>[Signature]</u>	<u>[Signature]</u>	<u>[Signature]</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:		53940
	/ /	07/11/2022

Name: Sean Davis

Address: 3417 Horizon Trail  
Edinburg TX 78542

Water Supplier: City of Edinburg

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

Phone: 956-373-1459

Account/ESI No.: 1000054576  
[ ] Temporary Pole  Permanent Service

regarding the land described as:

Senders Trails Lot # 57 <sup>Ph II</sup>

on July 26, 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;
- 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 02-28-06);  
 (verified by [Signature]);  
 (verified by [Signature]);  
 (verified by [Signature]);  
 (verified by [Signature]);

[Signature]  
Planning Department Authorized Signature

[Signature]  
Hidalgo County Judge

7/26/22  
Date

ATTEST: [Signature]  
Hidalgo County Clerk

7/27/22  
Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 7/26/22



# PLANNING DEPARTMENT

Rev. 6-14-22

## County of Hidalgo

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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: 4-4377

### 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: Sean Davis

Address: 1304 Cynthia Lane  
Pharr TX 78577

Phone: 956-373-1459

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

Senders Trails Lot #57 <sup>Ph II</sup> 3417 Horizon Trail Edinburg

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

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

[Signature]  
Requesting Party (Signature)

7/11/22  
Date

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

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) PMT

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

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

07/19/22  
Date

[Signature]  
County Official



COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

Permit No.: Permit 4-4377
Receipt No.: 016728
S2462-02-000-0057-00

DAVIS SEAN M
1302 PHEASEN DRIVE
SAN JUAN , TX 78589
(956) 373-1459
(956) 530-3156

- [1] Contractor: SELF
[2] Water System: City of Edinburg
[3] Class of Work: 25 Residential, new, Single Family Dwelling
[4] Size of Structure: 4885Sq.Ft.
[5] Legal Description: SENDERO TRAILS PH 2 LOT 57
[6] Location: 281 and 490
[7] Sewage: N/A
[8] Construction Type: Wood
[9] Est. Cost of Construction: \$350000
[10] Flood Zone: Zone C

Community Panel Number: 4803340225B
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 150', Rear 50', Side 50', Side 50', Corner '
Special Conditions: must comply with all setbacks and regulations required by the hcpd
Description: Permit 4-4377
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$40
Change Due: \$10.00
Application: peter.hernandez
Inspector: danny.sanchez
Receipt: peter.hernandez

Cashier [Signature] Date 2/26/2021

# 711009

[NOTICE]

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[Signature]
Signature of Owner or Applicant

2/26/21
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: April 02, 2018

Grantor: EMILIA LUEBBERT, a single person

Grantor's Mailing Address (including county): 2605 San Miguel  
Mission, Texas 78572  
Hidalgo County, Texas

Grantee: SEAN M. DAVIS

Grantee's Mailing Address (including county): 1302 Pheasant Drive  
San Juan, Texas 78589  
Hidalgo County, Texas

Consideration: Cash and a note of even date executed by Grantee and payable to the order of SECURITY SERVICE FEDERAL CREDIT UNION in the principal amount of ONE HUNDRED THREE THOUSAND FIVE HUNDRED AND NO/100THS DOLLARS (\$103,500.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of SECURITY SERVICE FEDERAL CREDIT UNION and by a first-lien deed of trust of even date from Grantee to RUTH W. GARNER, Trustee.

Property (including any improvements):

Lot 57, SENDERO TRAILS SUBDIVISION PHASE II, an addition to the City of Edinburg, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 50, Pages 50-55, Map Records, Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

Restrictive covenants recorded in CLERK'S FILE NOS. 1598031, 1748916, 1844746 AND 2505773, OFFICIAL RECORDS, AND VOLUME 50, PAGES 50-55, MAP RECORDS, HIDALGO COUNTY, TEXAS.

Mineral and/or royalty grant and/or reservation in instruments dated October 20, 1975, recorded in Volume 1466, Page 407, and Volume 1466, Page 409, Deed Records, and in instruments dated May 31, 2001, recorded under Clerk's File Nos. 987642, 987643, 987644 and 987645, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas, and Mineral Lease dated December 17, 2004, recorded under Clerk's File No. 1591227, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records whether listed herein or not.

Easements for Right of Way, as set forth in instrument dated December 30, 1930, recorded in Volume 354, Page 364, and in instrument dated September 7, 1979, recorded in Volume 1644, Page 384, Deed Records, Hidalgo County, Texas.

Easements for Right of Way, as set forth in instrument dated August 18, 1958, recorded in Volume 922, Page 547, Deed Records, Hidalgo County, Texas.

Easement, as set forth in instrument dated March 1, 1990, recorded in Volume 2879, Page 718, and in instrument dated March 1, 1990, recorded in Volume 2894, Page 749, Deed Records, Hidalgo County, Texas.

Lien and other rights, if any, in favor of PROPERTY OWNERS' ASSOCIATION to secure payment of assessments, as set forth in instrument dated March 31, 2006, recorded under Clerk's File No. 1598031, in instrument dated January 9, 2008, recorded under Clerk's File No. 1844746, Official Records, Hidalgo County, Texas.

Minimum floor elevation; 150.00' foot minimum setback line along the front; 50.00' foot minimum setback line along the sides; 50.00' foot minimum setback line along the rear; 15.00' foot utility easement along the North side; 10.00' foot utility easement along the West side; 10.00' foot utility easement along the East side; 15.00' foot utility easement along the South side; as per map or plat thereof recorded in Volume 50, Pages 50-55, Map Records, Hidalgo County, Texas.

Easement and right of way granted to Magic Valley Electric Cooperative, Inc. on each lot in said subdivision for an under ground electric service lateral together with the right of ingress and egress for such purpose at the right location where such service lateral is to be or is installed and maintained from time to time, as shown on the recorded map and dedication of said subdivision recorded in Volume 50, Pages 50-55, Map Records, Hidalgo County, Texas.

Easements and reservations as may appear upon the recorded map and dedication of said subdivision

Taxes for the year 2018 and subsequent years.

Grantor, for valuable consideration, the receipt of which is hereby acknowledged, and subject to the reservations from, and exceptions to conveyance and warranty contained in this instrument, 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 to hold the Property to Grantee, Grantee's heirs, executors, administrators, successors, and 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 forever, except as to the reservations from, and exceptions to conveyance and warranty herein contained.

The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

SECURITY SERVICE FEDERAL CREDIT UNION, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and the superior title to the Property are retained for the benefit of SECURITY SERVICE FEDERAL CREDIT UNION and are transferred to SECURITY SERVICE FEDERAL CREDIT UNION, without recourse against Grantor.

BY THE ACCEPTANCE OF THIS DEED, GRANTEE TAKES THE PROPERTY "AS IS", EXCEPT FOR THE WARRANTIES OF TITLE AS PROVIDED AND LIMITED HEREIN. GRANTOR HAS NOT MADE AND DOES NOT MAKE ANY REPRESENTATIONS AS TO THE PHYSICAL CONDITION, LAYOUT, FOOTAGE, EXPENSES, ZONING, OPERATION OR ANY OTHER MATTER AFFECTING OR RELATED TO THE PROPERTY, AND GRANTEE HEREBY EXPRESSLY ACKNOWLEDGES THAT NO SUCH REPRESENTATIONS HAVE BEEN MADE. GRANTOR MAKES NO OTHER WARRANTIES, EXPRESS OR IMPLIED, OF MERCHANTABILITY, MARKETABILITY, FITNESS OR SUITABILITY FOR A PARTICULAR PURPOSE OR OTHERWISE EXCEPT AS SET FORTH AND LIMITED HEREIN. ANY IMPLIED WARRANTIES ARE EXPRESSLY DISCLAIMED AND EXCLUDED.

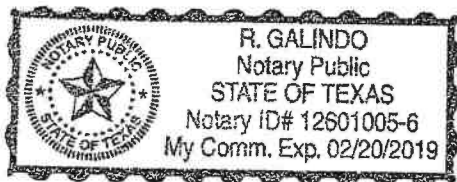
When the context requires, singular nouns and pronouns include the plural.


  
EMILIA LUEBBERT

(Acknowledgment)

State of Texas           §  
County of Hidalgo    §

This instrument was acknowledged before me on the 17<sup>th</sup> day of April, 2018, by EMILIA LUEBBERT, a single person.



  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:  
SEAN M. DAVIS  
1302 Pheasant Drive  
San Juan, Texas 78589

PREPARED BY:  
Lewis, Monroe & Peña  
Attorneys At Law  
3111 W. Freddy Gonzalez Drive  
Edinburg, Texas 78539  
GF#: 916405; MR:bc



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 6-14-22

Main Office  
2818 S. Business 281  
Edinburg, Texas 78539  
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: 4-6206

### 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 <i>[Signature]</i>	Final Service
Inspection/Permit No:	Authorized Signature <i>[Signature]</i>	Authorized Signature
Date Approved:	<i>Pending OSSF</i> <i>7/6/22</i>	<i>/ /</i>

LIGHT ONLY

Name: Andres Flores III

Address: 22500 N Sharp Rd  
Edinburg TX  
78542

Phone: 956-929-6285

Water Supplier: North Alamo Water Supply

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

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

regarding the land described as: Evergreen Valley Estates Ph II LOT 208

on July 26, 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

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

(Date approved 03-15-05)  
 (verified by Morgan Cepeda);  
 (verified by WRamirez);  
 (verified by N. Tapangui);  
 (verified by Morgan Cepeda);

Planning Department Authorized Signature

Hidalgo County Judge

Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 7/26/22

ATTEST: [Signature]  
Hidalgo County Clerk

7/26/22  
7/27/22  
Date



# PLANNING DEPARTMENT

Rev. 6-14-22

## County of Hidalgo

Main Office  
2818 S. Business 281  
Edinburg, Texas 78539  
956-318-2840  
956-318-2844

Precinct No. 1 Substation  
1900 Joe Stephens Ave.  
Ste. A  
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956-968-4734  
956-973-7850

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

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 4-6206

### 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: Andres Flores III

Address: 22500 N. Sharp Rd

Phone: 956-929-6285

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

Evergreen Valley Estates Ph II Lot 208

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

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

Andres Flores  
Requesting Party (Signature)

2-6-22  
Date

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

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) PMT

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

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

07/19/22  
Date

[Signature]  
County Official



Chapter 232, Texas Local Government Code

6/22/2022 2:16:12 PM

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

Permit No.: Permit 4-6206

Receipt No.: 024515

E8250-02-000-0208-00

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

FLORES ANDRES III  
22500 N SHARP RD  
EDINBURG, TX 78542  
(956) 929-6285  
(956) 929-6285

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 3092Sq.Ft.
- [5] Legal Description: EVERGREEN VALLEY ESTATES PH 2 LOT 208
- [6] Location: sharp and davis
- [7] Sewage: N/A
- [8] Construction Type: Block
- [9] Est. Cost of Construction: \$367443
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D  
Precinct: 4  
Certification of Elevation Required: No  
Setbacks: Front 50', Rear 35', Side NS6', Side ', Corner 30'  
Special Conditions: must comply with all setbacks and regulations required by the hcpd  
Description: Permit 4-6206  
Price: \$30.00

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

Method of Payment: Cash  
Check/M.O.#:  
Payment: \$30  
Change Due: \$0.00  
Application: melissa.lopez  
Inspector: danny.sanchez  
Receipt: melissa.lopez

*Melissa Lopez* 06/22/2022  
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.

*Andres Flores*  
Signature of Owner or Applicant

6-22-22  
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: June 29, 2018

Grantor: Luis Heriberto Chapa and spouse, Cecilia Chapa

Grantor's Mailing Address: 3411 Veronica Ln.  
(including county) Edinburg, Hidalgo County, TX 78542

Grantee: Andres Flores III

Grantee's Mailing Address: 3522 Mina De Oro  
(including county) Edinburg, Hidalgo County, TX 78542

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration and a note of even date in the principal amount of Thirty-Eight Thousand Four Hundred and no/100 DOLLARS (\$38,400.00) executed by Grantee payable to the order of SECURITY FIRST FEDERAL CREDIT UNION. The note is secured by a vendor's lien retained in favor of SECURITY FIRST FEDERAL CREDIT UNION in this deed and by a deed of trust of even date from Grantee to GRACIELA MANN, Trustee.

Property (including any improvements):

All of Lot 208, Evergreen Valley Estates Phase II, Hidalgo County, Texas, according to the map recorded in Volume 47, Pages 85-97, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is made subject to any easements, conditions, mandatory homeowners assessments and/or restrictions of record affecting the title to the hereinbefore described property ; including but not limited to any reservation or conveyance of all oil, gas and other mineral interests recorded in Volume 15, Page 128; Volume 19, Page 227; Volume 33, Page 570; Volume 294, Page 12; Volume 63, Page 229; Volume 296, Page 492; Volume 301, Page 907; Volume 424, Page 179; Volume 424, Page 180; and Volume 424, Page 175, all of the Oil and Gas Records of Hidalgo County, Texas; and in Volume 1862, Page 144; Volume 2872, Pages 798, 800, and 802; Volume 2630, Page 478, 481 and 484; Volume 2643, Page 149; Volume 2634, Page 98; Volume 2670, Page 243; Volume 2839, Page 514; Volume 2339, Page 257; Volume 2864, Page 785; Volume 2616, Page 978; Volume 2617, Page 1; Volume 2885, Page 748; Volume 2839, Pages 517 and 529 and under Document Numbers 1614578 and 2006-1616179, all of the Official Records of Hidalgo County, Texas.

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 hereby binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

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 shall become absolute.

SECURITY FIRST FEDERAL CREDIT UNION, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the property that is evidenced by the note described above. The vendor's lien and superior title to the property are retained for the benefit of SECURITY FIRST FEDERAL CREDIT UNION and are transferred to that party without recourse on Grantor.

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

Luis Heriberto Chapa  
Luis Heriberto Chapa

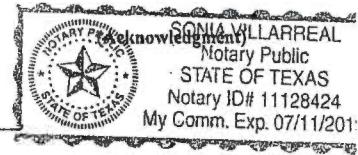
Cecilia Chapa  
Cecilia Chapa

THE STATE OF TEXAS }  
COUNTY OF Hidalgo

This instrument was acknowledged before me on the 29th day of June, 20 18

by Luis Heriberto Chapa  
Sonia Villareal  
Notary Public, State of Texas

Sonia Villareal  
Notary's Name (printed)



7-11-19  
Notary's commission expires

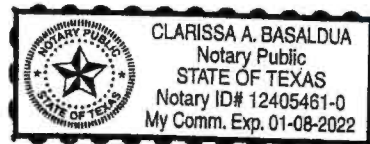
THE STATE OF TEXAS }  
COUNTY OF Hidalgo

This instrument was acknowledged before me on the 30th day of June, 20 18

by Cecilia Chapa  
Clarissa Basaldua  
Notary Public, State of Texas

Clarissa Basaldua  
Notary's Name (printed)

1-8-22  
Notary's commission expires





# PLANNING DEPARTMENT

## County of Hidalgo

Main Office  
2818 S. Business Hwy  
281  
Edinburg, Texas 78539  
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

*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: Hector Luis Solis

Address: 129 W. 3rd St.  
La Jara, TX. 78560

Phone: 205-8928

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	/ /	<u>7-18-22</u>

Water Supplier: SWSC

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

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

regarding the land described as:

Quaker lot 1

on July 26, 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;  
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 5/31/2022;

(verified by Hector Solis);

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 Hector Solis);

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 Hector Solis);

yes

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

(verified by Hector Solis);

[Signature]  
Planning Department Authorized Signature

[Signature]  
Hidalgo County Judge

7/26/22  
Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 7/26/22

ATTEST: [Signature]  
Hidalgo County Clerk

7/27/22  
Date



# PLANNING DEPARTMENT

Rev. 05-18-20

## County of Hidalgo

*Seuler*

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 23 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: Hector Luis Solis

Address: 129 W 3<sup>rd</sup> ST

La Joya, TX 78560

Phone: (956) 205-8928

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

Block lot 1

#### 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)

5/09/22  
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:

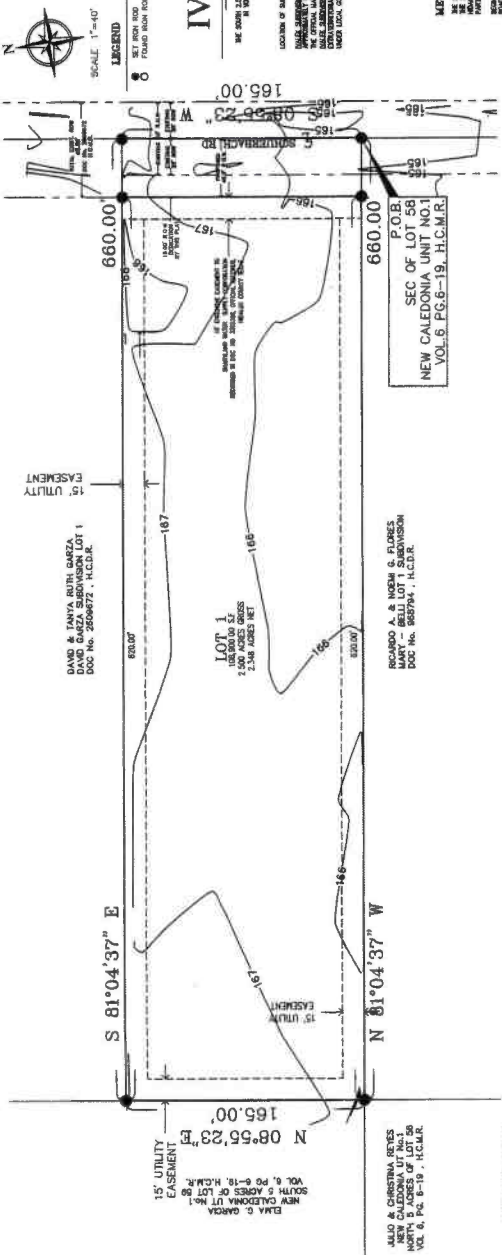
Location of land verified and completed request accepted by Hidalgo County for processing on:

7/15/2022  
Date

[Signature]  
County Official



# IVALEK SUBDIVISION



### GENERAL NOTES

- FLOOD ZONE DESIGNATION: Zone X (Special Flood Hazard Area) shown on the Flood Insurance Rate Map (FIRM) No. 13030-01-001-10000, dated 08/11/03.
- ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48\"/>

### METERS AND BOUNDS

THE METERS AND BOUNDS OF THIS SUBDIVISION ARE AS SHOWN ON THE PLAT AND AS SET FORTH IN THE FOLLOWING TABLE:

SECTION	MEASUREMENT	ADJACENT PROPERTY
1	165.00' N	DAVID & JANITA RUTH GARCIA, D.D.C. No. 2504872, H.C.D.R.
2	660.00' E	15' UTILITY EASEMENT
3	165.00' S	15' UTILITY EASEMENT
4	660.00' W	15' UTILITY EASEMENT

### STATE OF TEXAS

COUNTY OF HIDALGO  
 I, Richard A. Flores, County Clerk of the County of Hidalgo, State of Texas, do hereby certify that the foregoing is a true and correct copy of the original record as the same appears in the office of the County Clerk of the County of Hidalgo, State of Texas.

### CITY OF MISSION

PLANNING AND ZONING COMMISSION  
 I, Jason A. Zuma, Chairman of the Planning and Zoning Commission, do hereby certify that the foregoing is a true and correct copy of the original record as the same appears in the office of the City Clerk of the City of Mission, State of Texas.

### HIDALGO COUNTY

DRAINAGE DISTRICT NO. 1  
 I, John A. Garcia, Chairman of the Board of Directors, do hereby certify that the foregoing is a true and correct copy of the original record as the same appears in the office of the County Clerk of the County of Hidalgo, State of Texas.

### SHARPLAND WATER SUPPLY CORPORATION

I, Richard A. Flores, County Clerk of the County of Hidalgo, State of Texas, do hereby certify that the foregoing is a true and correct copy of the original record as the same appears in the office of the County Clerk of the County of Hidalgo, State of Texas.

### INDEX TO SHEET OF IVALEK SUBDIVISION

SHEET NO.	DESCRIPTION
1	SECTION 16, T.10N, R.10E, S.10E, AND ADJACENT SUBDIVISIONS, WITH DESCRIPTION AND EXHIBIT THEREON, SHOWING THE LOCATION OF THE SUBDIVISION WITHIN THE CITY OF MISSION, STATE OF TEXAS.
2	SECTION 16, T.10N, R.10E, S.10E, AND ADJACENT SUBDIVISIONS, WITH DESCRIPTION AND EXHIBIT THEREON, SHOWING THE LOCATION OF THE SUBDIVISION WITHIN THE COUNTY OF HIDALGO, STATE OF TEXAS.

DATE OF PREPARATION: JANUARY 28, 2022  
 PLAT 1.0

TREVINO ENGINEERING  
 FIRM No. F-7506  
 200 S. 10th St. Ste. 1303  
 McAllen, Texas 78501  
 TEL No. (966) 283-8647  
 idem@trevinoengineering.com

PHONE 202-502-6828  
 LA. 507A, TEXAS  
 (504) 233-4892  
 JACARANDA, TEXAS 77601  
 (504) 234-5911

CITY OF MISSION  
 JASON A. ZUMA  
 CHAIRMAN  
 DATE: 4/11/22

HIDALGO COUNTY  
 JOHN A. GARCIA  
 CHAIRMAN  
 DATE: 4/13/22

SHARPLAND WATER SUPPLY CORPORATION  
 RICHARD A. FLORES  
 COUNTY CLERK  
 DATE: 4/11/22

STATE OF TEXAS  
 RICHARD A. FLORES  
 COUNTY CLERK  
 DATE: 4/11/22

STATE OF TEXAS  
 RICHARD A. FLORES  
 COUNTY CLERK  
 DATE: 4/11/22

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 RICHARD A. FLORES  
 COUNTY CLERK  
 DATE: 4/11/22

STATE OF TEXAS  
 RICHARD A. FLORES  
 COUNTY CLERK  
 DATE: 4/11/22



# PLANNING DEPARTMENT

## County of Hidalgo

Main Office  
2818 S. Business Hwy  
281  
Edinburg, Texas 78539  
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

OSSF's installed  
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: Jaime Chavez

Address: 6745 P. Mile 4 1/2 west  
Weslaco TX. 78596

Phone: 376-6366

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

Water Supplier: NATWSC

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

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

regarding the land described as:

Chavez De los Santos lots 1-2

on July 26, 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  
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 7/31/22);

(verified by Jan Sein);

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 AJ);

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 AJ);

yes

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

(verified by Jan Sein);

[Signature]  
Planning Department Authorized Signature

[Signature]  
Hidalgo County Judge

7/26/22  
Date

ATTEST:

[Signature]  
Hidalgo County Clerk

7/27/22  
Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 7/26/22 ms



# 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

OSSF's installed

Precinct 0 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: PH

### 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: JAIME CHAVEZ

Address: 6745 N. MILE 4 1/2 WEST  
WESLACO TX 78596

Phone: 956-376-6364

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

LOTS 1 AND 2, CHAVEZ DE LOS SANTOS SUBDIVISION, HIDALGO COUNTY, TX.

#### 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)

5/4/22  
Date

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

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) Copy of subel. 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:

7/15/22  
Date

[Signature]  
County Official





# PLANNING DEPARTMENT

Rev. 6-14-22

## County of Hidalgo

Main Office  
2818 S. Business Hwy  
281  
Edinburg, Texas 78539  
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

OSSF's  
installed.  
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: Eugenardovillameal

Address: 2407 N. Shoney Rd. Ste. #  
Mission, Tx. 78574

Phone: 956-2879

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

Water Supplier: Agua SOD.

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

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

regarding the land described as:

Western Oaks Ph. II Lots 1-15

on July 24, 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  
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 5/31/22;  
(verified by Fun Sebin);

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 Fun Sebin);

[Signature]  
Planning Department Authorized Signature

Rielma F Carter  
Hidalgo County Judge

7/26/22  
Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 7/26/22

ATTEST: [Signature]  
Hidalgo County Clerk

7/27/22  
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  
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956-968-4734  
956-973-7850

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

*OSSF's installed.*

**Precinct 1 2(3)4**

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

Application No: *N/A*

### REQUEST FOR HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

In my status and for the land indicated below, which is located outside of any municipality, I request that the Hidalgo County Commissioners Court make the determinations regarding plat and utility status described in Texas Local Government Code § 232.028(b) and issue a certificate of such determinations:

#### PARTY MAKING REQUEST:

Name: *Everardo Villarreal*

Address: *2407 N. Shary Rd Ste A*  
*Mission TX 78574*

Phone: *(956) 624-2879*

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

*Western Oaks Phase II lots 1-15*

#### 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]*

*5-2-22*  
Date

Requesting Party (Signature)

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

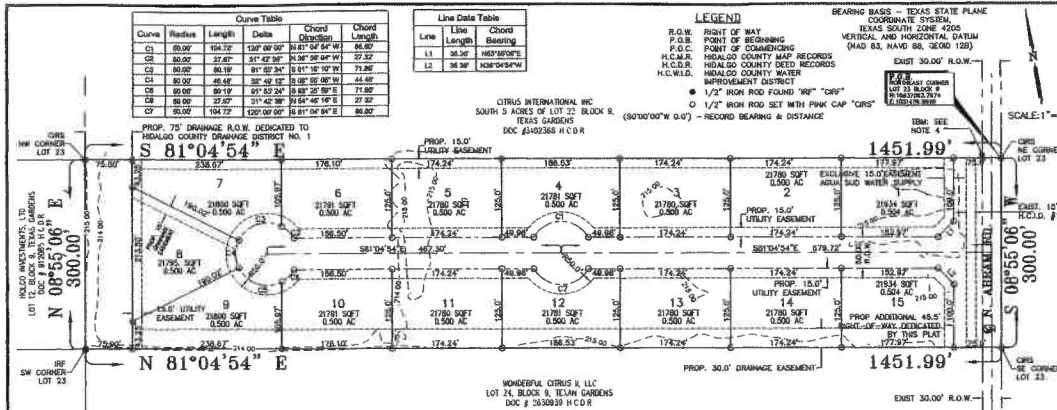
- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) *copy of subdiv plat*

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

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

*7/15/22*  
Date

*Jun Sejin*  
County Official



- GENERAL PLAT NOTES & RESTRICTIONS**
- FLOOD ZONE STATEMENT: SUBJECT PROPERTY IS LOCATED IN ZONE "X". ZONE "X" IS DESCRIBED AS: AREAS OF 500-YEAR FLOOD, AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 12 FEET OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.
  - MINIMUM FINISH FLOOR ELEVATION SHALL BE 1' ABOVE TOP OF CURB OR ABOVE NATURAL GROUND, WHICHEVER IS GREATER. THIS SHALL BE REVIEWED BY THE DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PER AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITH A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
  - BUILDING SETBACKS: MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS ON MATCH GREATER EASEMENTS: FRONT: 25 FEET, EXCEPT AT 0.00-0.50 AC TO BE 15 FEET; SIDE: 5 FEET; REAR: 15 FEET.
  - BENCH MARK NOTE: TIME 11 - FOUND IRON ROD WITH YELLOW CAP E = 1620.7000 ± 0.04 E = 1021447.377
  - DRAINAGE NOTES: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT #6.1 AND HIDALGO COUNTY DRAINAGE DISTRICT #6.2, THE SUBDIVISION IS REQUIRED TO OBTAIN A TOTAL OF 30,000 C.F. (0.01 AC FT) OF STORM WATER RUNOFF FOR THE 10 ACRE TRACT. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCUMULATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE DEVELOPMENT PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
  - EASEMENTS NOTE: NO STRUCTURES SHALL BE PERMITTED OVER ANY EASEMENTS. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES AND OTHER PLANTINGS EXCEPT LOW, LESS THAN 18 INCHES MATURE TREES OR FLOWERS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE EASEMENT.
  - ALL PUBLIC UTILITIES EASEMENTS INDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY SUBDIVISION RULES. BY SIGNING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
  - ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR DRIVEWAY AT A SLOPE OF 1% OR GREATER. A MINIMUM POSITIVE DRAINAGE, THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPROVED PLANNING SPECIFICATION 3.1.4.
  - THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCUMULATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED FOR HIS CALCULATION OF THIS SUBDIVISION.
  - ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN REQUIREMENTS.
  - EACH PURCHASER CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
  - NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED IN ALL DEEDS AND CONTRACTS FOR DEEDS. ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, HEALTH DEPARTMENT AND FIRE MARSHAL APPROVAL. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
  - THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
  - THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TEXAS AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSP ON ALL LOTS.
    - OSSP SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. A SEPARATED DESIGN SHALL BE SUBMITTED FOR INDUSTRIAL OR OTHER USE WITHOUT EXPRESS WRITTEN APPROVAL.
    - EACH LOT ON THIS PLAT COMPLETS WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH PORTABLE WATER SUPPLY.
    - OSSP SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
    - PLAN ANALYSIS HAS BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCEPT MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE SOIL EVALUATOR HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINAGE SYSTEM.
    - APPROVED "OSSP" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY LOTS.
  - ALL IRRIGATION/EASEMENTS ARE EXCLUSIVE TO HIDALGO COUNTY IRRIGATION DISTRICT NO. 16 AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
    - NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND IRRIGATION DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSS PERMIT FROM HIDALGO COUNTY IRRIGATION DISTRICT NO. 16.
    - NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, DRIVEWAY OR ROAD IS ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL FROM HIDALGO COUNTY IRRIGATION DISTRICT, ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VOLTATOR'S EXPENSE.
    - NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VOLTATOR'S EXPENSE.
  - LOT 27 SHALL NOT HAVE ACCESS/DRIVEWAY ONTO WESTLORD ROAD AND LOTS 14, 28 AND 42 SHALL NOT HAVE ACCESS/DRIVEWAY ONTO ABRAM ROAD UNLESS UTILIZED FOR COMMERCIAL USE. IF THE FOREMENTIONED LOTS ARE UTILIZED FOR COMMERCIAL USE, AN HAWK DOUBLE DRIVEWAY SHALL BE REQUIRED TO INSTALL A BUFFER FENCE ABUTTING ALL RESIDENTIAL LOTS AND ALONG THE PROPOSED STREET TO DENY ACCESS ONTO LOT. LOCATION OF ACCESS/DRIVEWAY SHALL BE SHOWN ON THE SITE PLAN AS PER NOTE 18 AND IS SUBJECT TO APPROVAL FROM THE HIDALGO COUNTY PLANNING DEPARTMENT.
  - ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO HIDALGO COUNTY IRRIGATION DISTRICT NO. 16, AND THE DISTRICT ALLOWS OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
  - NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND IRRIGATION DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSS PERMIT FROM HIDALGO COUNTY IRRIGATION DISTRICT NO. 16.
  - NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY, OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VOLTATOR'S EXPENSE.
  - NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VOLTATOR'S EXPENSE.

**OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION**

I, EVERARDO VILLARREAL, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREBY AS WESTERN OAKS SUBDIVISION PHASE II, HEREBY SUBMIT THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE EASEMENTS AND EASEMENTS SHOWN HEREIN TO THE GOVERNMENT CODE § 8232.032 AND THAT:

- THE WATER QUANTITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS;
- SEWER CONNECTIONS TO THE LOTS MEET OR WILL MEET THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
- ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET OR WILL MEET THE MINIMUM STATE STANDARDS; AND
- GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS.

I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

*Everardo Villarreal*  
 5-23-22  
 DATE

STATE OF TEXAS-COUNTY OF HIDALGO  
 PLAT APPROVAL CERTIFICATE  
 UNDER LOCAL GOVERNMENT CODE § 232.028(c).

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF WESTERN OAKS SUBDIVISION PHASE II WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON \_\_\_\_\_, 20\_\_\_\_.

*Antonio Guadalupe Jr.* 4/30/2022  
 HIDALGO COUNTY JUDGE  
 DATE

*Antonio Guadalupe Jr.* 4/30/2022  
 ATTEST  
 HIDALGO COUNTY CLERK  
 DATE

EVERARDO VILLARREAL  
 1405 PAMELA DR  
 MCKINNEY, TEXAS 75072

HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION  
 I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF WESTERN OAKS SUBDIVISION PHASE II WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION MANAGER ON \_\_\_\_\_, 20\_\_\_\_.

*Manuel Carrizales*  
 HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION MANAGER  
 DATE

STATE OF TEXAS-CITY OF MISSION  
 PLAT OF APPROVAL CERTIFICATE

I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSION, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY.

*Antonio Guadalupe Jr.* 6-7-22  
 CHAIRPERSON PLANNING AND ZONING COMMISSION  
 DATE

WE, THE UNDERSIGNED, CERTIFY THAT THIS SUBDIVISION PLAT WAS REVIEWED AND APPROVED BY THE CITY COMMISSION OF THE CITY OF MISSION ON \_\_\_\_\_, 20\_\_\_\_.

*Antonio Guadalupe Jr.* 6-7-22  
 SECRETARY OF THE CITY OF MISSION  
 DATE

NOTICE UNDER STATE STATUTES  
 01-09-2025

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1  
 HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE UNDER TEXAS WATER CODE § 48.211 (C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT GUARANTEE THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THESE DETERMINATIONS.

*Manuel Carrizales* 10-19-2022  
 GENERAL MANAGER  
 DATE

AGUA ESPECIAL UTILITY DISTRICT CERTIFICATE

I, ROBERT SALINAS, HEREBY CERTIFY THAT THE AGUA ESPECIAL UTILITY DISTRICT HAS PROVIDED THE POTABLE WATER SUPPLY FOR WESTERN OAKS SUBDIVISION PHASE II. HIDALGO COUNTY, TEXAS, THE AGUA ESPECIAL UTILITY DISTRICT IS A CERTIFICATE OF CONFORMANCE AND NECESSITY BY THE STATE OF TEXAS TO FURNISH POTABLE WATER TO AN AREA IN HIDALGO COUNTY, TEXAS, THAT INCLUDES THIS SUBDIVISION, AND IS THEREFORE OBLIGATED TO SERVE THIS SUBDIVISION WITH POTABLE WATER TO THE EXTENT REQUIRED BY THE LAWS OF THE STATE OF TEXAS. THE AGUA ESPECIAL UTILITY DISTRICT AGREES THAT IT WILL PROVIDE WATER TO THIS SUBDIVISION AT THE TIME WHEN ALL OF THE INFRASTRUCTURE REQUIREMENTS FOR THE SUBDIVISION ARE MET. WATER METERS ARE IMMEDIATELY AVAILABLE FOR THIS PURPOSE UPON COMPLETION OF THE WATER FACILITIES, SHOWN ON THE PLAT OF THE SUBDIVISION.

*Robert Salinas* 5-24-2022  
 GENERAL MANAGER  
 AGUA ESPECIAL UTILITY DISTRICT  
 DATE

HIDALGO COUNTY IRRIGATION DISTRICT NO. 16  
 THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 16 ON \_\_\_\_\_, 20\_\_\_\_ DAY OF \_\_\_\_\_.

*Antonio Guadalupe Jr.* 7-2-22  
 NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT NO. 16 RIGHT OF WAYS OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE WHETHER SHOWN OR NOT.

INDEX OF SHEETS: WESTERN OAKS SUBDIVISION PHASE II

SHEET 1: HEADINGS; INDEX; LOCATION AND ETI MAP; PRINCIPAL CONTACTS; MAP; LOT, STREETS, AND EASEMENT LAYOUT; SURVEYOR'S CERTIFICATION; OWNER'S DEDICATION; CERTIFICATION; ATTESTATION; ENGINEERING CERTIFICATION; HIDALGO COUNTY IRRIGATION DISTRICT NO. 16 CERTIFICATION; COUNTY CLERK'S RECORDING CERTIFICATE; AGUA ESPECIAL UTILITY DISTRICT CERTIFICATE; LOT AREAS, LINE TABLE; CURVE TABLE; PLAT NOTES AND RESTRICTIONS; DESCRIPTION (METES AND BOUNDS); HIDALGO COUNTY CERTIFICATE; HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE; CITY APPROVAL CERTIFICATE.

SHEET 2: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND SANITARY SEWER ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION), WATER AND SANITARY LAYOUT; DETAIL.

SHEET 3: MAP OF TOPOGRAPHY AND DRAINAGE LAYOUT; STORM DRAINAGE CONSTRUCTION DETAILS; DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE, ENGINEERING CERTIFICATION.

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:

WESTERN OAKS SUBDIVISION PHASE II IS LOCATED IN WESTERN OAKS COUNTY ON THE WEST SIDE OF NORTH ABRAM ROAD AND 2,000 FEET NORTH OF MILE 2 LINE, THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MISSION. ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CIVIL ENGINE REGISTRATION BOARD, WESTERN OAKS SUBDIVISION LIES APPROXIMATELY 4 MILES FROM THE CITY LIMITS AND IT IS NOT WITHIN THE CITY'S TWO-MILE-EXTRA-TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 62.02, IT LIES IN P.C.T. - A.

PRINCIPAL CONTACTS:

Name	Address	City & State	Phone	FAX
OWNER:	EVERARDO VILLARREAL	1405 PAMELA DR	MCKINNEY, TEXAS 75072	(980)207-8669
ENGINEER:	ANTONIO GUADALUPE JR.	11413 N. G. STAN	ARROWHEAD, TEXAS 78274	(817)244-0254
SURVEYOR:	MANUEL CARRIZALES	13801 W. 33RD ST	IRVING, TEXAS 76041	(972)477-1488

ATTEST:

*Antonio Guadalupe Jr.*  
 SECRETARY

WESTERN OAKS SUBDIVISION PHASE II

2121 E GRIFFIN PARKWAY SUITE 2  
 MISSION TX, 78574

CONSULTING ENGINEERS  
 F-10214

**ENGINEER'S CERTIFICATION**

STATE OF TEXAS  
 COUNTY OF HIDALGO

I, THE UNDERSIGNED, GILBERTO A. GRAZIA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS 20th DAY OF MAY, 2022

*Gilberto A. Grazia*  
 GILBERTO A. GRAZIA, PROFESSIONAL ENGINEER NO. 107703  
 GRAZIA ENGINEERING GROUP, L.L.C.  
 TYPE FIRM NO. 10214

DATE PREPARED: MARCH, 2020

**SURVEYOR'S CERTIFICATION**

STATE OF TEXAS  
 COUNTY OF HIDALGO

I, THE UNDERSIGNED, MANUEL CARRIZALES, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER SURVEYING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREBY DESCRIBED.

*Manuel Carrizales* 5-11-2022  
 MANUEL CARRIZALES, R.P.L.S. #3488  
 TEXAS REG. SURVEYING FIRM NO. 10194147

**WESTERN OAKS SUBDIVISION PHASE II**

A 10.00 ACRE TRACT OF LAND  
 BEING OF ALL LOTS 23, BLOCK 8 OF, TEXAN GARDENS,  
 ACCORDING TO THE MAP RECORDED IN VOLUME 8,  
 PAGE 57 AND 58, MAP RECORDS, HIDALGO COUNTY, TEXAS

15 RESIDENTIAL LOTS

PROJECT SITE

LOT 23

FILED FOR RECORD IN  
 COUNTY OF HIDALGO, TEXAS  
 ON 05-23-2022 AT 12:39 P.M.  
 INSTRUMENT NUMBER 3357214  
 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

*Antonio Guadalupe Jr.* COUNTY CLERK

FILED FOR RECORD IN  
 COUNTY OF HIDALGO, TEXAS  
 ON 05-23-2022 AT 12:39 P.M.  
 INSTRUMENT NUMBER 3357214  
 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

*Antonio Guadalupe Jr.* COUNTY CLERK

FILED FOR RECORD IN  
 COUNTY OF HIDALGO, TEXAS  
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*Antonio Guadalupe Jr.* COUNTY CLERK

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*Antonio Guadalupe Jr.* COUNTY CLERK

FILED FOR RECORD IN  
 COUNTY OF HIDALGO, TEXAS  
 ON 05-23-2022 AT 12:39 P.M.  
 INSTRUMENT NUMBER 3357214  
 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

*Antonio Guadalupe Jr.* COUNTY CLERK

2121 E GRIFFIN PARKWAY SUITE 2  
 MISSION TX, 78574

CONSULTING ENGINEERS  
 F-10214

TEL. (956) 584-0554  
 FAX. (956) 584-0554

SHEET NO. 1 OF 3 SHEETS

DATE	BY	CHECKED	APPROVED
DESIGNED	MANUEL CARRIZALES	MANUEL CARRIZALES	MANUEL CARRIZALES
DRAWN	MANUEL CARRIZALES	MANUEL CARRIZALES	MANUEL CARRIZALES
CHECKED	MANUEL CARRIZALES	MANUEL CARRIZALES	MANUEL CARRIZALES
APPROVED	MANUEL CARRIZALES	MANUEL CARRIZALES	MANUEL CARRIZALES



# PLANNING DEPARTMENT

## County of Hidalgo

Main Office  
2818 S. Business Hwy  
281  
Edinburg, Texas 78539  
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

OSSF's  
escrowed  
Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: NA

### HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Name: Roberto Salinas  
Address: 500 E. 9th Street  
Mission, TX 78572  
Phone: 584-5555

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

Water Supplier: Agua SUD  
Utility Provider:  M.V.E.C.  AEP  
Account/ESI No.: NAWSC  
 Temporary Pole  Permanent Service

regarding the land described as:

Camizales II Subdivision lots 1-52

on July 26, 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 5/31/22);
- yes A plat has been reviewed and approved by the Commissioners Court; water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by Flor Sesin);
- NO an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by [Signature]);
- yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by [Signature]);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by Flor Sesin);

[Signature]  
Planning Department Authorized Signature

Richard F. Carter  
Hidalgo County Judge

7/26/22  
Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 7/26/22

ATTEST: [Signature]  
Hidalgo County Clerk

7/27/22  
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

OSSA's  
escrowed

Precinct 1 2 ③ 4

T.J. Arredondo, CFM  
Director of Planning

Application No: N/A

### REQUEST FOR HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

In my status and for the land indicated below, which is located outside of any municipality, I request that the Hidalgo County Commissioners Court make the determinations regarding plat and utility status described in Texas Local Government Code § 232.028(b) and issue a certificate of such determinations:

#### PARTY MAKING REQUEST:

Name: Norberto Salinas

Address: 500 E. 9th Street, Mission TX, 78572

Phone: (956)-584-5555

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

Tract of land out of Block 16, Texan Gardens Subdivision Jarrizales II Subdivision lots 1-52

#### 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) \_\_\_\_\_ 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:

7/15/22  
Date

[Signature]  
County Official





# PLANNING DEPARTMENT

Rev. 6-14-22

## County of Hidalgo

Main Office  
2818 S. Business Hwy  
281  
Edinburg, Texas 78539  
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

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:

Name: Daniel Truena

Address: 2406 Esperanza  
Weslaco, TX. 78596

Phone: 463-1536

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

Water Supplier: NAWSC

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

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

regarding the land described as: Kingdon Estates lots 1-4

on July 26, 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  
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 5/31/22);

(verified by Flur Sesin);

no

an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable;

(verified by A/R);

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 A/R);

yes

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

(verified by Flur Sesin);

[Signature]  
Planning Department Authorized Signature

Ricardo F. Cuatrecasas  
Hidalgo County Judge

7/26/22  
Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 7/26/22

ATTEST: [Signature]  
Hidalgo County Clerk

7/27/22  
Date



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

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

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

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

OSSF's  
escrowed.  
Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: N/A

### REQUEST FOR HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

In my status and for the land indicated below, which is located outside of any municipality, I request that the Hidalgo County Commissioners Court make the determinations regarding plat and utility status described in Texas Local Government Code § 232.028(b) and issue a certificate of such determinations:

#### PARTY MAKING REQUEST:

Name: DANIEL GUERRA

Address: 2406 ESPERANZA SUITE  
WESLACO TX 78596

Phone: 956-463-1536

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

LOTS 1-49, KINGDOM ESTATES, HIDALGO COUNTY, TEXAS

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

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

Daniel J Guerra  
Requesting Party (Signature)

5/2/22  
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:

7/15/22  
Date

[Signature]  
County Official





# PLANNING DEPARTMENT

## County of Hidalgo

Main Office  
2818 S. Business Hwy  
281  
Edinburg, Texas 78539  
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

*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:

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

Name: *Anicetou Laguerre*

Address: *221 E. Griffin Parkway Ste. 2*  
*Mississ., TX. 78574*

Water Supplier: *SWSC*

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

Phone: *789-0419*

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

regarding the land described as:

*Eduardo's NO. 19 lots 1-85*

on *July 26,* 20*22*, 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 *5/31/22*);
- yes* A plat has been reviewed and approved by the Commissioners Court; water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by *Fernand*);
- 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 *AS*);
- 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 *AS*);
- yes* electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by *Fernand*);

*[Signature]*  
Planning Department Authorized Signature

*Ricardo F. Cuiter*  
Hidalgo County Judge

*7/26/22*  
Date

APPROVED BY  
COMMISSIONERS COURT  
ON: *7/26/22*

ATTEST:

*[Signature]*  
Hidalgo County Clerk

*7/27/22*  
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

*Sewer*

Precinct 1 2 **3** 4

T.J. Arredondo, CFM  
Director of Planning

Application No: N/A

### REQUEST FOR HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

In my status and for the land indicated below, which is located outside of any municipality, I request that the Hidalgo County Commissioners Court make the determinations regarding plat and utility status described in Texas Local Government Code § 232.028(b) and issue a certificate of such determinations:

#### PARTY MAKING REQUEST:

Name: Aniceto Izaguirre

Address: 2121 E. Griffin Parkway Suite 2  
Missim 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. 19 lots 1-85

#### 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  
Requesting Party (Signature)

4-29-22  
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:

7/15/22  
Date

Julian Sepin  
County Official





# PLANNING DEPARTMENT

Rev. 6-14-22

## County of Hidalgo

Main Office  
2818 S. Business Hwy  
281  
Edinburg, Texas 78539  
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

*Sewer*  
Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: W/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
	_____	_____
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	____/____/____	____/____/____

Name: Cuatro Tierras, LP

Address: 11410 W. FM 493  
Donna, TX. 78537

Phone: (512) 600-3119

Water Supplier: NAWSC

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

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

regarding the land described as:

Ensenada Estates lots 1-72

on July 26, 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  
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 5/31/22);

(verified by Florencia Flores);

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 Florencia Flores);

[Signature]  
Planning Department Authorized Signature

Ricardo F. Cuatrecasas  
Hidalgo County Judge

7/26/22  
Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 7/26/22

ATTEST: [Signature]  
Hidalgo County Clerk

7/27/22  
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.  
Westaco, 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: *D/A*

### REQUEST FOR HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

In my status and for the land indicated below, which is located outside of any municipality, I request that the Hidalgo County Commissioners Court make the determinations regarding plat and utility status described in Texas Local Government Code § 232.028(b) and issue a certificate of such determinations:

#### PARTY MAKING REQUEST:

Name: CUATRO TIERRAS, L.P.

Address: 11410 NORTH F.M. 493

Donna, Texas 78537

Phone: (512) 600-3119

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

See Attached Warranty Deed ENSENADA ESTATES SUBDIVISION *lots 1-72*

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

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

Requesting Party (Signature)

5/3/22  
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:

7/15/22  
Date

*Am. Sejin*  
County Official





# PLANNING DEPARTMENT

## County of Hidalgo

Main Office  
2818 S. Business Hwy  
281  
Edinburg, Texas 78539  
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

*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: Cuatro Tierras LP

Address: 11410 N. fm 493  
Donna, TX 78537

Phone: (512) 600-3119

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

Water Supplier: PAWSC

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

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

regarding the land described as:

Del Rey Estates Unit 4 Lots 1-141

on July 26, 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;  
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 5/31/22;

(verified by Flor Sesin;

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 Flor Sesin);

[Signature]  
Planning Department Authorized Signature

Richard F. Carter  
Hidalgo County Judge

7/26/22  
Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 7/26/22

ATTEST:

[Signature]  
Hidalgo County Clerk

7/27/22  
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

T.J. Arredondo, CFM  
Director of Planning

*Sever*  
Precinct 1 2 3 4  
Application No: WHA

### 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: CUATRO TIERRAS, L.P.

Address: 11410 NORTH F.M. 493

Donna, Texas 78537

Phone: (512) 600-3119

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

See Attached Warranty Deed Del Rey Estates Unit 4 lots 1-41

#### 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] 4/28/22  
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 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:

7/15/22 [Signature]  
Date County Official







# PLANNING DEPARTMENT

Rev. 6-14-22

## County of Hidalgo

Main Office  
2818 S. Business 281  
Edinburg, Texas 78539  
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: 4-5496

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

Upon the application of:

Approved by Environmental Health:	Temporary Service	Final Service
<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:		EX. 5. 051F
	1 / 1	7 / 19 / 22

Name: RAUL CASTELLANOS

Address: 1302 PROSPERIDAD DR  
PHARR TX 78577

Water Supplier: N/A

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

Phone: (956) 460 2992

Account/ESI No.: 10032789474402103  
 Temporary Pole  Permanent Service

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

A 0.597 acre tract of land out of  
Lot # 89 Seminary Heights

[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 July 26, 2022 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

*[Signature]*  
Hidalgo County Judge

7/26/22  
Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 7/26/22 gvt

ATTEST: *[Signature]*  
Hidalgo County Clerk

7/27/22  
Date



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 6-14-22

Main Office  
2818 S. Business 281  
Edinburg, Texas 78539  
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: 4-5496

### 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

Raul Castellanos

Known to me [or proved to me in the oath of Mexico ID or through Matricula Consular (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 0.597 acre tract of land out of Lot # 89 Seminar y Heights  
[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]

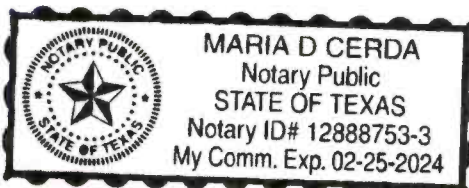
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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 July 19, 2022, to certify which, witnesses my hand and seal of office.



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

x



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 4-5496  
Receipt No.: 021484  
S2400-00-000-0089-05

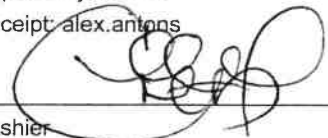
CASTELLANOS RAUL & MARIA B  
1302 PROSPERIDAD DR  
PHARR, TX 78577  
(956) 460-2492  
(956) 460-2492

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 3290Sq.Ft.
- [5] Legal Description: SEMINARY HEIGHTS W91.12'-S284.99'  
LOT 89 0.60AC GR 0.56AC NET
- [6] Location: ABEL RD & SEMINATY RD
- [7] Sewage: N/A
- [8] Construction Type: Block
- [9] Est. Cost of Construction: \$80000
- [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 COUNTY  
SETBACKS AND REGULATIONS  
Description: Permit 4-5496  
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: julio.ruiz  
Receipt: alex.antons


  
\_\_\_\_\_  
Cashier

12/16/21  
\_\_\_\_\_  
Date

#512284

[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 FLOOR ELEVATION FOR THE PROPERTY. IN ADDITION, A FINAL CLEARANCE WILL NOT BE ISSUED UNTIL THE OWNER AND/OR CONTRACTOR HAS PROVIDED THE PLANNING DEPARTMENT A FINISHED FLOOR CONSTRUCTION ELEVATION CERTIFICATE CONFIRMING THAT ALL IMPROVEMENTS WERE CONSTRUCTED IN ACCORDANCE WITH THE TERMS OF THE INITIAL APPLICATION AND FLOOD PLAIN ADMINISTRATION DEVELOPMENT PERMIT. A SEPARATE PERMIT IS ALSO REQUIRED FOR INSTALLATION OF SEPTIC TANKS AND THE VERIFICATION THAT SEPTIC TANKS WERE INSTALLED IN COMPLIANCE WITH ALL LEGAL REQUIREMENTS. THIS APPLICATION IS SUBJECT TO CANCELLATION IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF ONE YEAR AT ANY TIME AFTER WORK IS COMMENCED. APPLICANT/OWNER STATES THAT NO STRUCTURE EXISTS ON THIS TRACT OF LAND. IF FOUND IN VIOLATION APPROVED APPLICATION MAY BE REVOKED. APPROVED APPLICATION FEE SHALL BE DOUBLED FOR CONSTRUCTION COMMENCING AND/OR STRUCTURES MOVED IN PRIOR TO OBTAINING AN APPROVED APPLICATION. THE FORGOING IS A TRUE AND CORRECT DESCRIPTION OF THE IMPROVEMENTS CONTEMPLATED BY THE UNDERSIGNED APPLICANT, AND THE APPLICANT STATES THAT THE APPLICANT WILL HAVE FULL AUTHORITY OVER THE CONSTRUCTION OF SAME AND CONTRACTOR AND APPLICANT HEREBY AGREE TO COMPLY WITH ALL COUNTY REQUIREMENTS AND APPLICABLE PLAT AND/OR DEED RESTRICTIONS. APPLICANT AND CONTRACTOR HEREBY CERTIFY THAT EACH HAS READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND REGULATIONS GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION. BY SIGNING THIS APPLICATION, APPLICANT AND CONTRACTOR AUTHORIZE REPRESENTATIVES OF THE COUNTY OF HIDALGO TO COME ON TO THE CONSTRUCTION SITE TO MONITOR CONTRACTOR'S AND APPLICANT'S COMPLIANCE WITH THE TERMS OF THE PERMIT AND THE COUNTY'S SUBDIVISION REGULATIONS. PLEASE CONTACT PLANNING DEPARTMENT 48 HOURS PRIOR TO POURING OF FOUNDATION FOR INSPECTION OF BUILDING SETBACKS FROM PROPERTY LINES AND FINISH FLOOR ELEVATION. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. BUILDING SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE MET PRIOR TO POURING FOUNDATION OR WHEN MOVING IN A STRUCTURE.

  
\_\_\_\_\_  
Signature of Owner or Applicant

12/16/21  
\_\_\_\_\_  
Date

Charge to Vltc

GF# 174878 MB

## Warranty Deed

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.

Date: August 24, 2021

Grantor: Maria Celina Flores a/k/a Maria C. Flores and a/k/a Mary Flores, a widow

Grantor's Mailing Address: 6013 N. Seminary Road  
Edinburg, Texas 78541  
Hidalgo County

Grantee: Raul Castellanos and wife, Maria Bella Castellanos

Grantee's Mailing Address: 1302 Prosperidad Dr.  
Pharr, Texas 78577  
Hidalgo County

CONSIDERATION: Ten and No/100ths (\$10.00) Dollars and other valuable consideration.

Property (including any improvements, irrigation, equipment located thereon):

**Tract 1:**

A 0.597 acre tract of land out of Lot 89, SEMINARY HEIGHTS, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 9, Page 23, Map Records, Hidalgo County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING, at a point on the South R.O.W. line of a 20.0 foot county road for an exterior corner of Lot 88, the Southwest corner of Lot 89, and the Southwest corner of this tract;

THENCE, N 09 deg. 59' E, along the east line of Lot 88, and the West line of Lot 89, passing a 1/2" iron rod found at 20.00 feet for the North R.O.W. line of said 20.00 foot county road, a total distance of 284.99 feet to a 1/2" iron rod 24" in length set for the Northwest corner of this tract;

THENCE, S 81 deg. 21' E, a distance of 90.81 feet to a 1/2" iron rod 24" in length set for the Northeast corner of this tract;

THENCE, S 08 deg. 48' W, passing a 1/2" iron rod 24" in length set at 265.14 feet for the North R.O.W. line of said 20.00 foot county road, a total distance of 285.14 feet to a point on the South line of Lot 89, and the South R.O.W. line of said 20.00 foot county road for the Southeast corner of this tract;

Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, in favor of Pamale Petroleum Co., recorded in Volume 380, Pages 996 and 1000 and Volume 381, Pages 788 and 793, Oil and Records of Hidalgo County, Texas.

Any claim or allegation that the land, described herein was or is to be conveyed in violation of state statutes or any county or municipal ordinances requiring the platting of the land or affecting subdivisions, or any loss of the use of the land by reason thereof.

Visible and apparent easements on or across the property herein described.

Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.

Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.

Standby fees, taxes and assessments by any taxing authority for the year 2021, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.

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.

Grantor has executed and delivered this deed and has granted, bargained, sold and conveyed the Property, and Grantee has accepted this deed and has purchased the Property, AS IS, WHERE IS, AND WITH ALL FAULTS, AND WITHOUT ANY REPRESENTATIONS OR WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED, WRITTEN OR ORAL, IT BEING THE INTENTION OF GRANTOR AND GRANTEE TO EXPRESSLY NEGATE AND EXCLUDE ALL REPRESENTATIONS AND WARRANTIES, INCLUDING, BUT NOT LIMITED TO (i) THE 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 SOIL CONDITIONS, DRAINAGE OR OTHER CONDITIONS EXISTING AT THE PROPERTY WITH RESPECT TO ANY PARTICULAR PURPOSE, DEVELOPMENTAL POTENTIAL OR OTHERWISE; (iii) ALL WARRANTIES CREATED BY ANY AFFIRMATION OR FACT OR PROMISE BY GRANTOR OR BY ANY DESCRIPTION OF THE PROPERTY; AND (iv) ALL OTHER WARRANTIES AND REPRESENTATIONS WHATSOEVER, EXCEPT THE WARRANTY OF TITLE EXPRESSLY SET FORTH HEREIN.

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

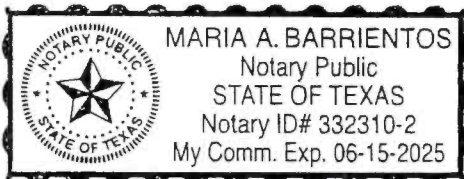
By: Maria Celina Flores  
Maria Celina Flores a/k/a Maria C. Flores and  
a/k/a Mary Flores

**ACKNOWLEDGMENT**

THE STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on this the 24 day of August, 2021, by Maria Celina Flores a/k/a Maria C. Flores and a/k/a Mary Flores.



[Signature]  
Notary Public, State of Texas

**AFTER RECORDING RETURN TO:**  
Raul Castellanos  
Maria Bella Castellanos  
1302 Prosperidad Dr.  
Pharr, Texas 78577

**PREPARED BY:**  
The Law Firm of Oscar O. Gomez PC  
4900 N. 10<sup>th</sup> St. Ste. B  
McALLEN, TX 78504  
OOG:mps/GF#174878

**WARRANTY DEED**

**Date:** October 31, 1994

**Grantor:** ABEL FLORES and wife, MARIA CELINA FLORES a/k/a MARIA C. FLORES and MARY FLORES, and JAMES PHIL FLORES and wife, SANDRA Y. FLORES

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

Rt. 7, Box 301, Edinburg,  
Hidalgo County, Texas 78539

**Grantee:** ABEL FLORES, JR.

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

Rt. 7, Box 301, Edinburg,  
Hidalgo County, Texas 78539

**Consideration:** Cash and other valuable consideration, the receipt of which is hereby acknowledged.

**Property (including any improvements):**

A 0.597 acre tract of land out of Lot 89, SEMINARY HEIGHTS, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 9, Page 23, Map Records, Hidalgo County, Texas, and being more particularly described by metes and bounds on Exhibit "A" attached hereto and incorporated herein for all purposes. SAVE AND EXCEPT all oil, gas and other minerals whatsoever, which have been reserved heretofore by prior Grantors.

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

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; rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; and encroachments or overlapping of improvements; all rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of the Hidalgo County Water Improvement District; taxes for 1994, the payment of which Grantee assumes; and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the consideration and subject to the reservations from 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 hereby binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty.

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

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

Abel Flores  
ABEL FLORES

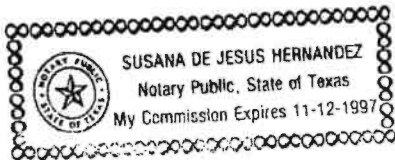
Maria Celina Flores  
MARIA CELINA FLORES a/k/a MARIA C. FLORES and MARY FLORES

James Phil Flores  
JAMES PHIL FLORES

Sandra Y. Flores  
SANDRA Y. FLORES

STATE OF TEXAS §  
COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 01 day of November, 1994, by ABEL FLORES.

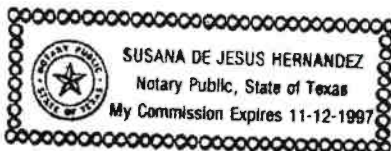


Susana de Jesus Hernandez  
Notary Public, State of Texas  
Notary's Printed Name:

Notary's Commission Expires:  
11-12-97

STATE OF TEXAS §  
COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 01 day of November, 1994, by MARIA CELINA FLORES a/k/a MARIA C. FLORES and MARY FLORES.



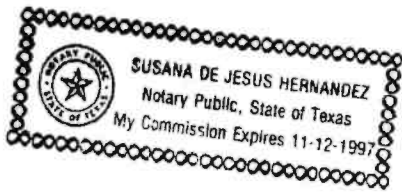
Susana de Jesus Hernandez  
Notary Public, State of Texas  
Notary's Printed Name:

Notary's Commission Expires:  
11-12-97

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 01 day of November, 1994, by JAMES PHIL FLORES and wife, SANDRA Y. FLORES.



*Susana de Jesus Hernandez*  
Notary Public, State of Texas

Notary's Printed Name:

Notary's Commission Expires:

11-12-97

AFTER RECORDING, RETURN TO:  
ABEL FLORES, JR.  
RT. 7, BOX 301  
EDINBURG, TEXAS 78539

PREPARED IN THE LAW OFFICES OF:  
HENRICHSON & LEWIS  
P.O. BOX 1258/100 EBONY LANE  
EDINBURG, TEXAS 78540-1258  
GF#94-1601; HCAT Doc Prep  
cam/wp51/real/flores2.wd

X

**EXHIBIT "A"**  
**METES AND BOUNDS**  
**(TRACT NO. 2)**

A 0.597 acre tract of land out of Lot 89, SEMINARY HEIGHTS, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 9, Page 23, Map Records, Hidalgo County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING, at a point on the South line of Lot 89, and the South R.O.W. line of a 20.00 foot county road for the Southwest corner of this tract, said point bears S 81 deg. 15' E, 91.72 feet from the Southwest corner of Lot 89;

THENCE, N 08 deg. 48' E, passing a 1/2" iron rod 24" in length set at 20.00 feet for the North R.O.W. line of said 20.00 foot county road, a total distance of 285.14 feet to a 1/2" iron rod 24" in length set for the Northwest corner of this tract;

THENCE, S 81 deg. 21' E, a distance of 91.22 feet to a 1/2" iron rod 24" in length set for the Northeast corner of this tract;

THENCE, S 08 deg. 48' W, passing a 1/2" iron rod 24" in length set at 265.30 feet for the North R.O.W. line of said 20.00 foot county road, a total distance of 285.30 feet to a point on the South line of Lot 89, and the South R.O.W. line of said 20.00 foot county road for the Southeast corner of this tract;

THENCE, N 81 deg. 15' W, along the South line of Lot 89, and the South R.O.W. line of said 20.00 foot county road, a distance of 91.22 feet to the POINT OF BEGINNING, and containing 0.597 of an acre of land more or less.

FILED FOR RECORD  
DOC# 419285 \$15  
11-09-1994 02:30:10  
WILLIAM (BILLY) LEO  
HIDALGO COUNTY