



OFFICE OF THE COUNTY JUDGE  
County of Hidalgo

RICHARD F. CORTEZ

County Judge

**CERTIFICATES OF PLAT APPROVALS – CONSENT AGENDA**

**COMMISSIONERS COURT AGENDA FOR March 7, 2023**

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

AI-89882

PLANNING DEPT. PCTS 2 & 4 WATER SERVICE AVAILABILITY	
APPLICANT	APPLICATION NO.
1. Amanda M. Medina	4-7031
2. Elias A. Trevino	4-6933
3. Adriana Villegas	4-6616
4. Christopher & Cindy M. Barrientes	4-6233
COMM. COURT: MARCH 7, 2023	



# 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:

4-7031

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

Upon the application of:

Name: Amanda M. Medina

Address: 24101 Aguinaga S.R.  
Edinburg, Tx

Phone: 956-624-9447

Approved by Environmental Health:	Temporary Service <u>[Signature]</u> Authorized Signature	Final Service
Inspection/Permit No:	<u>Pending 055P</u>	Authorized Signature
Date Approved:	<u>2/21/23</u>	<u>/ /</u>

Water Supplier: North Alamo Water Supply

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

Account/ESI No.: 10032789483196690  
[ ] Temporary Pole [ ] Permanent Service

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

MD-TEX E165-W195-N158.4-S580.8 LOT 15 BLK 69 A/K/A  
TR 30.60AC GR 0.55AC NET

[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 MARCH 7, 2023, 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

APPROVED BY  
COMMISSIONERS COURT  
ON: 3/7/23 DNS.

Ricardo F. Lopez 3/7/23  
Hidalgo County Judge Date

ATTEST: [Signature] 3/7/23  
Hidalgo County Clerk Date [Signature]



# 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
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Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 4-7031

**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

Amanda Marie Medina

Known to me [or proved to me in the oath of photo identification or through Texas Driver's license (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:

24101 Aguiñaga Sr, Edinburg, TX  
NO-TAX 2105'-W495'-N158.4'-S580.8' LOT 15 B/LK 09 A/KIA TR 30.60 AC G1  
[Insert the lot and block number in recorded subdivision, address, or description in deed, etc] 255AE NE

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."

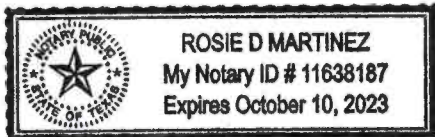
-OR-

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."

AM

(Signature)

SUBSCRIBED AND SWORN TO before me on February 21, 2023, to certify which, witnesses my hand and seal of office.



Rosie D Martinez  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS



COUNTY OF HIDALGO  
PLANNING DEPARTMENT

Permit No.: Permit 4-7031

Receipt No.: 028067

M5500-00-069-0015-09

Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
1304 South 25th Street	1900 Joe Stephens Ave. Ste. A	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

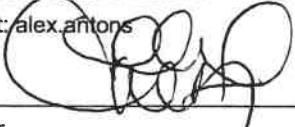
MEDINA AMANDA M  
14590 FM 2812  
EDCOUCH, TX 78538  
(956) 624-9447  
(956) 624-9447

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1191Sq.Ft.
- [5] Legal Description: MO-TEX E165'-W495'-N158.4'-S580.8' LOT  
15 BLK 69 A/K/A TR 3 0.60AC GR 0.55AC NET
- [6] Location: FM 2812 & FM 493
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$96900
- [10] Flood Zone: Zone X

Community Panel Number: 4803340350C  
Precinct: 4  
Certification of Elevation Required: No  
Setbacks: Front 50', Rear 15', Side 6', Side 6', Corner '  
Special Conditions: **MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS**  
Description: Permit 4-7031  
Price: \$30.00

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

Method of Payment: Check  
Check/M.O.#: 655  
Payment: \$30.00  
Change Due: \$0.00  
Application: alex.antons  
Inspector: aaron.hernandez  
Receipt: alex.antons

  
\_\_\_\_\_  
Cashier

2/21/23  
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

2-21-23  
Date

**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.**

**GIFT WARRANTY DEED**

Date: July 22, 2016

Grantor: Rosalinda Aguinaga, A/N/A Rosalinda Lopez as her sole and separate property

Grantor's Mailing Address: (including county)

Rosalinda Aguinaga (Lopez)  
9101 Charles Green Road.  
Edcouch, Hidalgo County, Texas 78538

Grantee: Amanda Marie Medina, as her sole and separate property  
14590 FM 2812  
Edcouch, Hidalgo County, Texas 78538

Consideration: For the love Grantor has for her niece, Amanda Marie Medina

Property (including any improvements):

A 0.60 Acre Tract of land out of the East half of the West half of Lot 15, Block 69, of the **MISSOURI-TEXAS AND IRRIGATION COMPANY'S SUBDIVISION** of lands out of the **LAS MESTANAS GRANT** as recorded in Volume 1, Page 29, of the plat records of Hidalgo County, Texas, said 0.60 Acre Tract of land being more particularly described be metes and bounds as follows:

**BEGINNING** at a point for the Southwest corner of this Tract, said point bears South 422.40 feet and West 330.00 feet to the Southwest corner of Lot 15, Block 69, The Missouri-Texas Land and Irrigation Company's Subdivision.

**THENCE**, North, 158.40 feet to a ½" iron rod set for the Northwest corner of this Tract:

**THENCE**, East, 165.00 feet to a ½" iron rod set on the center line of a 15.00 foot Private Road easement for the Northeast corner of this Tract;

**THENCE**, South, 158.40 feet to a ½" iron rod set for the Southeast corner of this Tract;

**THENCE**, West, 165.00 feet to the **ORIGINAL POINT OF BEGINNING AND CONTAINING** 0.60 Acre Tract of land.

Grantors, for the consideration, receipt of which is acknowledged, and subject to the reservations from and exceptions to conveyance, and warranty, grants, sells and conveys to Grantee the property, together with all singular the rights and appurtenances thereto in any wise belonging to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators and

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

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

**NO TITLE EXAMINATION OR TAX EXAMINATION WERE REQUESTED NOR PERFORMED IN CONNECTION WITH THE HEREIN DESCRIBED PROPERTY. THE PREPARER OF THIS DOCUMENT EXPRESSES NO OPINION AS TO THE TITLE OR TAXES TO THE PROPERTY.**

*Rosalinda A Lopez*  
\_\_\_\_\_  
ROSALINDA AGUINAGA a/n/k  
ROSALINDA LOPEZ

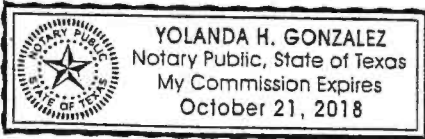
ACKNOWLEDGMENT

STATE OF TEXAS                   §  
COUNTY OF HIDALGO         §

This instrument was acknowledged before me on this the 22<sup>nd</sup> day of July, 2016 by:

**ROSALINDA LOPEZ a/n/k ROSALINDA LOPEZ**

*Yolanda H Gonzalez*  
\_\_\_\_\_  
Notary Public, State of Texas



After record please return to:  
Amanda Marie Medina  
14590 FM 2812  
Edcouch, Texas 78538

Prepared in the Law Offices of:  
Willie McAllen  
2102 W. University Dr.  
Edinburg, Texas 78539

*J. Gu*

DEED OF GIFT

VOL. 2482 PAGE 927

THE STATE OF TEXAS           §  
  §       KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF HIDALGO           §

That I, JUANA GONZALEZ AGUIÑAGA, a widow, of Hidalgo County, Texas, for and in consideration of the love and affection that I have for my children, I hereby GIVE, GRANT and CONVEY to the following of my children the following described real property located in Hidalgo County, Texas:

OFFICIAL RECORDS

I.

To my son, GUADALUPE G. AGUIÑAGA, 7517 Alabonson, Houston, Texas 77088 as his sole and separate property and estate:

A 1.0 Acre Tract of land out of the East half of the West half of Lot 15, Block 69, of the Missouri-Texas Land and Irrigation Company's Subdivision of lands out of the Las Mestenas Grant as recorded in Volume 1, Page 29, of the Plat Records of Hidalgo County, Texas, said 1.0 Acre Tract of land being more particularly described by metes and bounds as follows:

Beginning at a point for the Southwest corner of this Tract and on the center line of a County Road, said point bears West, 330.00 feet to the Southwest corner of Lot 15, Block 69, The Missouri-Texas Land and Irrigation Company's Subdivision;

Thence, North, first passing a 3/4" iron rod set at 20.00 feet on the North R.O.W. line of a County Road, a total distance of 264.00 feet to a 1/2" iron rod set for the Northwest corner of this Tract;

Thence, East, 165.00 feet to a 1/2" iron rod set on the center line of a Private Road for the Northeast corner of this Tract;

Thence, South, first passing a 3/4" iron rod set at 240.70 feet on the North R.O.W. line of a County Road, a total distance of 264.00 feet to a point for the Southeast corner of this Tract;

Thence, West, 165.00 feet along a County Road to the ORIGINAL POINT OF BEGINNING AND CONTAINING 1.0 Acre Tract of land.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto my son, GUADALUPE G. AGUIÑAGA, his heirs and assigns forever, and I bind myself, my heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said GUADALUPE G. AGUIÑAGA, his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

II.

To my son, ARMANDO G. AGUIÑAGA, Route 2, Box 41 (Lot 7), Edinburg, Texas 78539, as his sole and separate property and estate:

A 0.60 Acre Tract of land out of the East half of the West half of Lot 15, Block 69, of the Missouri-Texas Land and Irrigation Company's Subdivision of lands out of the Las Mestenas Grant as recorded in Volume 1, Page 29, of the Plat Records of Hidalgo County, Texas, said 0.60 Acre Tract of land being more particularly described by metes and bounds as follows:

Beginning at a point for the Southwest corner of this Tract, said point bears South 264.00 feet and West 330.00 feet to the Southwest corner of Lot 15, Block 69, Missouri-Texas Land and Irrigation Company's Subdivision:

Thence, North, 158.40 feet to a 1/2" iron rod set for the Northwest corner of this Tract;

Thence, East, 165.00 feet to a 1/2" iron rod set on the center line of a 15.00 foot Private Road easement for the Northeast corner of this Tract;

Thence, South, 158.40 feet to a 1/2" iron rod set for the Southeast corner of this Tract;

Thence, West, 165.00 feet to the ORIGINAL POINT OF BEGINNING AND CONTAINING 0.60 Acre Tract of land.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto my son, ARMANDO G. AGUIÑAGA, his heirs and assigns forever, and I bind myself, my heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said ARMANDO G. AGUIÑAGA, his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

III.

To my daughter, ROSALINDA AGUIÑAGA, Route 1. Box 88-B, Edcouch, Texas 78538, as her sole and separate property and estate:

A 0.60 Acre Tract of land out of the East half of the West half of Lot 15, Block 69, of the Missouri-Texas Land and Irrigation Company's Subdivision of lands out of the Las Mestenas Grant as recorded in Volume 1, Page 29, of the Plat Records of Hidalgo County, Texas, said 0.60 Acre Tract of land being more particularly described by metes and bounds as follows:

Beginning at a point for the Southwest corner of this Tract, said point bears South 422.40 feet and West 330.00 feet to the Southwest corner of Lot 15, Block

69, The Missouri-Texas Land and Irrigation Company's Subdivision;

Thence, North, 158.40 feet to a 1/2" iron rod set for the Northwest corner of this Tract;

Thence, East, 165.00 feet to a 1/2" iron rod set on the center line of a 15.00 foot Private Road easement for the Northeast corner of this Tract;

Thence, South, 158.40 feet to a 1/2" iron rod set for the Southeast corner of this Tract;

Thence, West, 165.00 feet to the ORIGINAL POINT OF BEGINNING AND CONTAINING 0.60 Acre Tract of land.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto my daughter, ROSALINDA AGUIÑAGA, her heirs and assigns forever, and I bind myself, my heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said ROSALINDA AGUIÑAGA, her heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IV.

To my daughter, ELIZABETH MEDINA, Route 2, Box 70, Edinburg, Texas 78539, as her sole and separate property and estate:

A 0.60 Acre Tract of land out of the East half of the West half of Lot 15, Block 69, of the Missouri-Texas Land and Irrigation Company's Subdivision of lands out of the Las Mestenas Grant as recorded in Volume 1, Page 29, of the Plat Records of Hidalgo County, Texas, said 0.60 Acre Tract of land being more particularly described by metes and bounds as follows:

Beginning at a point for the Southwest corner of this Tract, said point bears South 580.80 feet and West 330.00 feet to the Southwest corner of Lot 15, Block 69, The Missouri-Texas Land and Irrigation Company's Subdivision;

Thence, North, 158.40 feet to a 1/2" iron rod set for the Northwest corner of this Tract;

Thence, East, 165.00 feet to a 1/2" iron rod set on the center line of a 15.00 foot Private Road easement for the Northeast corner of this Tract;

Thence, South, 158.40 feet to a 1/2" iron rod set for the Southeast corner of this Tract;

Thence, West, 165.00 feet to the ORIGINAL POINT OF BEGINNING AND CONTAINING 0.60 Acre Tract of land.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto my daughter, ELIZABETH MEDINA, her heirs

and assigns forever, and I bind myself, my heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said ELIZABETH MEDINA, her heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

V.

To my daughter, CARMEN JACKSON, P. O. Box 667, Edinburg, Texas 78539, as her sole and separate property and estate:

A 0.60 Acre Tract of land out of the East half of the West half of Lot 15, Block 69, of the Missouri-Texas Land and Irrigation Company's Subdivision of lands out of the Las Mestenas Grant as recorded in Volume 1, Page 29, of the Plat Records of Hidalgo County, Texas, said 0.60 Acre Tract of land being more particularly described by metes and bounds as follows:

Beginning at a point for the Southwest corner of this Tract, said point bears South 739.20 feet and West 330.00 feet to the Southwest corner of Lot 15, Block 69, The Missouri-Texas Land and Irrigation Company's Subdivision;

Thence, North, 158.40 feet to a 1/2" iron rod set for the Northwest corner of this Tract;

Thence, East, 165.00 feet to a 1/2" iron rod set on the center line of a 15.00 foot Private Road easement for the Northeast corner of this Tract;

Thence, South, 158.40 feet to a 1/2" iron rod set for the Southeast corner of this Tract;

Thence, West, 165.00 feet to the ORIGINAL POINT OF BEGINNING AND CONTAINING 0.60 Acre Tract of land.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto my daughter, CARMEN JACKSON, her heirs and assigns forever, and I bind myself, my heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said CARMEN JACKSON, her heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

VI.

To my son, MANUEL G. AGUIÑAGA, JR., P. O. Box 1114, Angleton, Texas 77515, as his sole and separate property and estate:

A 0.60 Acre Tract of land out of the East half of the West half of Lot 15, Block 69, of the Missouri-Texas Land and Irrigation Company's Subdivision of lands out

of the Las Mestenas Grant as recorded in Volume 1, Page 29, of the Plat Records of Hidalgo County, Texas, said 0.60 Acre Tract of land being more particularly described by metes and bounds as follows:

Beginning at a point for the Southwest corner of this Tract, said point bears South 897.60 feet and West 330.00 feet to the Southwest corner of Lot 15, Block 69, The Missouri-Texas Land and Irrigation Company's Subdivision;

Thence, North, 158.40 feet to a 1/2" iron rod set for the Northwest corner of this Tract;

Thence, East, 165.00 feet to a 1/2" iron rod set on the center line of a 15.00 foot Private Road easement for the Northeast corner of this Tract;

Thence, South, 158.40 feet to a 1/2" iron rod set for the Southeast corner of this Tract;

Thence, West, 165.00 feet to the ORIGINAL POINT OF BEGINNING AND CONTAINING 0.60 Acre Tract of land.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto my son, MANUEL G. AGUIÑAGA, JR., his heirs and assigns forever, and I bind myself, my heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said MANUEL G. AGUIÑAGA, JR., his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

VII.

To my son, FELIX G. AGUIÑAGA, 3204 Gayhart Dr., Huntsville, Alabama 35810, as his sole and separate property and estate:

A 1.00 Acre Tract of land out of the East half of the West half of Lot 15, Block 69, of the Missouri-Texas Land and Irrigation Company's Subdivision of lands out of the Las Mestenas Grant as recorded in Volume 1, Page 29, of the Plat Records of Hidalgo County, Texas, said 1.00 Acre Tract of land being more particularly described by metes and bounds as follows:

Beginning at a point for the Southwest corner of this Tract, said point bears South 1056.00 feet and West 330.00 feet to the Southwest corner of Lot 15, Block 69, The Missouri-Texas Land and Irrigation Company's Subdivision;

Thence, North, 264.00 feet to a 1/2" iron rod set for the Northwest corner of this Tract;

Thence, East, 165.00 feet to a 1/2" iron rod set on the center line of a 15.00 foot Private Road easement for the Northeast corner of this Tract;

Thence, South, 264.00 feet to a 1/2" iron rod set for the Southeast corner of this Tract;

Thence, West, 165.00 feet to the ORIGINAL POINT OF BEGINNING AND CONTAINING 1.00 Acre Tract of land.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto my son, FELIX G. AGUIÑAGA, his heirs and assigns forever, and I bind myself, my heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said FELIX G. AGUIÑAGA, his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

VIII.

To my son, JUAN G. AGUIÑAGA, P. O. Box 151551, Elsa, Texas 78543, as his sole and separate property and estate:

A 0.66 Acre Tract of land out of the East half of the West half of Lot 15, Block 69, of the Missouri-Texas Land and Irrigation Company's Subdivision of lands out of the Las Mestenas Grant as recorded in Volume 1, Page 29, of the Plat Records of Hidalgo County, Texas, said 0.66 Acre Tract of land being more particularly described by metes and bounds as follows:

Beginning at a point for the Southwest corner of this Tract, and on a 15.00 foot private road easement, said point bears South 1144.00 feet and West 495.00 feet to the Southwest corner of Lot 15, Block 69, The Missouri-Texas Land and Irrigation Company's Subdivision;

Thence, North, 176.00 feet along a 15.00 foot private road easement to a 1/2" iron rod set for the Northwest corner of this Tract;

Thence, East, 165.00 feet to a 1/2" iron rod set for the Northeast corner of this Tract;

Thence, South, 176.00 feet to a 1/2" iron rod set for the Southeast corner of this Tract;

Thence, West, 165.00 feet to the ORIGINAL POINT OF BEGINNING AND CONTAINING 0.66 Acre Tract of land.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto my son, JUAN G. AGUIÑAGA, his heirs and assigns forever, and I bind myself, my heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said JUAN G. AGUIÑAGA, his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IX.

To my son, JOSE G. AGUIÑAGA, Route 1, Box 224-G, Edinburg, Texas 78539, as his sole and separate property and estate:

A 0.66 Acre Tract of land out of the East half of the West half of Lot 15, Block 69, of the Missouri-Texas Land and Irrigation Company's Subdivision of lands out of the Las Mestenas Grant as recorded in Volume 1, Page 29, of the Plat Records of Hidalgo County, Texas, said 0.66 Acre Tract of land being more particularly described by metes and bounds as follows:

Beginning at a point for the Southwest corner of this Tract, and on a 15.00 foot private road easement, said point bears South 968.00 feet and West 495.00 feet to the Southwest corner of Lot 15, Block 69, The Missouri-Texas Land and Irrigation Company's Subdivision;

Thence, North, 176.00 feet along a 15.00 foot private road easement to a 1/2" iron rod set for the Northwest corner of this Tract;

Thence, East, 165.00 feet to a 1/2" iron rod set for the Northeast corner of this Tract;

Thence, South, 176.00 feet to a 1/2" iron rod set for the Southeast corner of this Tract;

Thence, West, 165.00 feet to the ORIGINAL POINT OF BEGINNING AND CONTAINING 0.66 Acre Tract of land.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto my son, JOSE G. AGUIÑAGA, his heirs and assigns forever, and I bind myself, my heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said JOSE G. AGUIÑAGA, his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

X.

To my son, ALBERTO G. AGUIÑAGA, Route 1, Box 88-B, Edcouch, Texas 78538, as his sole and separate property and estate:

A 1.00 Acre Tract of land out of the East half of the West half of Lot 15, Block 69, of the Missouri-Texas Land and Irrigation Company's Subdivision of lands out of the Las Mestenas Grant as recorded in Volume 1, Page 29, of the Plat Records of Hidalgo County, Texas, said 1.00 Acre Tract of land being more particularly described by metes and bounds as follows:

Beginning at a point for the Southwest corner of this Tract, and on a 15.00 foot private road easement, said point bears South 704.00 feet and West 495.00 feet to the Southwest corner of Lot 15, Block 69, The Missouri-Texas Land and Irrigation Company's Subdivision;

Thence, North, 264.00 feet along a 15.00 foot private

road easement to a 1/2" iron rod set for the Northwest corner of this Tract;

Thence, East, 165.00 feet to a 1/2" iron rod set for the Northeast corner of this Tract;

Thence, South, 264.00 feet to a 1/2" iron rod set for the Southeast corner of this Tract;

Thence, West, 165.00 feet to the ORIGINAL POINT OF BEGINNING AND CONTAINING 1.00 Acre Tract of land.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto my son, ALBERTO G. AGUIÑAGA, his heirs and assigns forever, and I bind myself, my heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said ALBERTO G. AGUIÑAGA, his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

XI.

To my son, RAUL G. AGUIÑAGA, Route 1, Box 88-B, Edcouch, Texas 78538, as his sole and separate property and estate:

A 0.66 Acre Tract of land out of the East half of the West half of Lot 15, Block 69, of the Missouri-Texas Land and Irrigation Company's Subdivision of lands out of the Las Mestenas Grant as recorded in Volume 1, Page 29, of the Plat Records of Hidalgo County, Texas, said 0.66 Acre Tract of land being more particularly described by metes and bounds as follows:

Beginning at a point for the Southwest corner of this Tract, and on a 15.00 foot private road easement, said point bears South 528.00 feet and West 495.00 feet to the Southwest corner of Lot 15, Block 69, The Missouri-Texas Land and Irrigation Company's Subdivision;

Thence, North, 176.00 feet along a 15.00 foot private road easement to a 1/2" iron rod set for the Northwest corner of this Tract;

Thence, East, 165.00 feet to a 1/2" iron rod set for the Northeast corner of this Tract;

Thence, South, 176.00 feet to a 1/2" iron rod set for the Southeast corner of this Tract;

Thence, West, 165.00 feet to the ORIGINAL POINT OF BEGINNING AND CONTAINING 0.66 Acre Tract of land.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto my son, RAUL G. AGUIÑAGA, his heirs and assigns forever, and I bind myself, my heirs, executors and

administrators to warrant and forever defend all and singular the said premises unto the said RAUL G. AGUIÑAGA, his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

THAT each of the several tracts herein described is SUBJECT TO the following matters of record in Hidalgo County, Texas, to-wit:

- A. Easements, rules, regulations and rights in favor of Engelman Water District No. 6 and easements for roadways as shown on the map of the above described subdivision.
- B. Electric transmission line in favor of Central Power and Light Company as shown by instrument dated January 2, 1930, recorded in Volume 325, Page 359, Deed Records.
- C. Easements as shown by instrument dated December 18, 1929, recorded in Volume 310, Page 323, Deed Records.
- D. Highway easement in favor of State of Texas as shown by instrument dated May 21, 1969, recorded in Volume 1232, Page 801, Deed Records.
- E. Water line easement in favor of North Alamo Water Supply Corporation as shown by instrument dated June 28, 1973, recorded in Volume 1411, Page 489, Deed Records.
- F. Prior reservation of all oil, gas and other minerals as set forth in instrument dated September 3, 1963, recorded in Volume 1070, Page 131, Deed Records of Hidalgo County, Texas.
- G. Oil, Gas and Mineral Lease executed by J. C. Engelman, Inc. and others to McCollum Exploration Company, dated September 10, 1934 recorded in Volume 3, Page 511, Oil & Gas Records of Hidalgo County, Texas.

For the consideration hereinbefore set forth, JUANA GONZALEZ AGUIÑAGA, a widow does additionally GRANT, GIVE and CONVEY unto GUADALUPE G. AGUIÑAGA, ARMANDO G. AGUIÑAGA, ROSALINDA AGUIÑAGA, ELIZABETH MEDINA, CARMEN JACKSON, MANUEL G. AGUIÑAGA, JR., FELIX G. AGUIÑAGA, JUAN G. AGUIÑAGA, JOSE G. AGUIÑAGA, ALBERTO G. AGUIÑAGA, and RAUL G. AGUIÑAGA, an easement appurtenant and private right-of-way for vehicular and pedestrian traffic in order to grant access to the several tracts herein given to my children upon and across the thirty (30') foot private drive which is more particularly described in the survey of the subject property which is attached hereto and made a part hereof for all purposes as Exhibit "A", which adjoins, in part the real property

herein conveyed.

THAT the parties hereto mutually agree that the conveyances herein made by the Grantor results in a partition of the subject property between family members and is not a subdivision and shall in no way ever be construed as a subdivision.

EXECUTED this 1st day of July, 1987.

Juana Gonzalez Aguinaga  
JUANA GONZALEZ AGUINAGA,  
A Widow

STATE OF TEXAS       §  
                                  §  
COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 1st day of July, 1987, by JUANA GONZALEZ AGUINAGA, A Widow.

Estela Villegas  
NOTARY PUBLIC, STATE OF TEXAS  
My Commission Expires: 8-28-89  
Estela Villegas  
Printed Name of Notary

CHG. & RETURN TO:  
FORREST L. JONES  
JONES, GALLIGAN, KEY & PENA  
P. O. DRAWER 1247  
WESLACO, TEXAS 78596







# 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: 4-6933

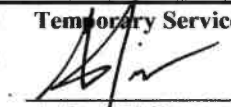
### HIDALGO COUNTY CERTIFICATE OF WATER SERVICE AVAILABILITY UNDER TEXAS LOCAL GOVT. CODE SECTION 232.029(c)(2)

Upon the application of:

Name: Elias A. Treviño

Address: 5011 N. Jackson  
Rd. Edinburg, Tx.  
78539

Phone: (956) 458-8527

Approved by Environmental Health:	Temporary Service 	Final Service
Inspection/Permit No:	Authorized Signature <u>LIGHT ONLY</u>	Authorized Signature
Date Approved:	<u>2/27/23</u>	<u>/ /</u>

Water Supplier: Sharyland Water

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

Account/ESI No.: 1003278940642702  
 Temporary Pole  Permanent Service

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

owner - Ramseyer Gardens #1 BIK 52 AN 1R2  
TR 5300' - E 726' 2.20 AEGR 2.0660 AC NET.

[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 March 7, 2023, 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

APPROVED BY  
COMMISSIONERS COURT  
ON: 3/7/23 BAS

Hidalgo County Judge

Hidalgo County Clerk

Ricardo F. Cuiter 3/7/23  
Date

Antonio Guajardo Jr. 3/7/23  
Date





# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 6-14-22

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
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T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 4-6933

### 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

Elias A. Treviño

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

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

5011 N. Jackson Rd. Edinburg, Tx 78541  
Ramleyer funder #1 BIK52 AN 12R TR 3001 - E7261 2.20 AC AIR 2.006 AC NET  
[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]

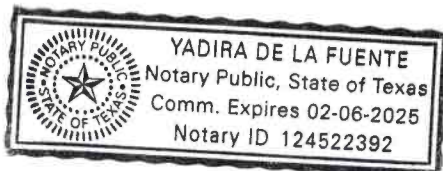
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

Elias A. Treviño Yadira De la Fuente  
(Signature)

SUBSCRIBED AND SWORN TO before me on 2/23, 2023, to certify which, witnesses my hand and seal of office.



Yadira De la Fuente  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS



**COUNTY OF HIDALGO  
PLANNING DEPARTMENT**

Main Office      Precinct No. 1 Substation      Precinct No. 3 Substation  
2818 S Business Hwy 281    1900 Joe Stephens Ave. Ste. A    2401 N. Moorefield Rd.  
Edinburg, Texas 78539      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 4-6933  
Receipt No.: 027631  
R0800-01-000-0052-02

TREVINO ELIAS A  
3317 N STEWART RD  
MISSION, TX 78573  
(956) 458-8527  
(956) 458-8527

- [1] Contractor: BRENDA MENDEZ
- [2] Water System: Sharyland WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 3042Sq.Ft.
- [5] Legal Description: RAMSEYER GARDENS #1 BLK 52 AN IRR  
TR S300'-E726' 2.20 AC GR 2.066 AC NET
- [6] Location: MONTE CRISTO & N JACKSON RD
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$295000
- [10] Flood Zone: Zone AE

Community Panel Number: 4803340325D  
Precinct: 4  
Certification of Elevation Required: Yes  
Setbacks: Front 50', Rear 15', Side 6', Side 6', Corner '  
Special Conditions: MUST COMPLY WITH ALL COUNTY  
SETBACKS & REGULATIONS  
Description: Permit 4-6933  
Price: \$30.00

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

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

*melissa.lopez*      1/23/23  
Cashier      Date

*10# 260383*

**[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.

*Brenda G*  
Signature of Owner or Applicant

1/23/23  
Date

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE 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.

## GIFT DEED

**Date:** May 26, 2022

**Grantor:** ELIAS TREVINO AND WIFE, BELINDA T. TREVINO

**Grantor's Mailing Address (including county):** 3317 N. Stewart Road  
Mission, Hidalgo County, Texas 78573

**Grantee:** ELIAS ANTHONY TREVINO, AS HIS SOLE AND SEPARATE PROPERTY

**Grantee's Mailing Address (including county):** 3317 N. Stewart Road  
Mission, Hidalgo County, Texas 78573

**Consideration:** For the love and affection Grantor has and bears unto Grantee

**Property:** Exhibit "A" attached and incorporated herein for all purposes

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

1. Subject to mineral reservations of record;
2. Subject to Oil, Gas and Mineral Leases of record, if any;
3. Subject to rules, regulations, rights of way and easements in favor of water district which property is located;
4. Subject to all easements and restrictions of record and all visible easements.
5. Taxes for 2022 and subsequent years which Grantee herein assumes and agrees to pay

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

Grantor gives and conveys the Property to Grantee as Grantee's separate property.

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

EXHIBIT "A"

A 2.20 acre tract of land, more or less out of Lot 52, Ramseyer Gardens, Hidalgo County, Texas, according to the map recorded in Volume 9, Page 16, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes and more particularly described by metes and bounds as follows:

COMMENCING at the Northeast corner of Lot 52, for the Northese corner of this tract of land and the POINT OF BEGINNING,

THENCE South 09 degrees, 36 minutes, 35 seconds West with the East line of said Lot 52, a distance of 300.00 feet to the Southeast corner of said Lot 52 for the Southeast corner of this tract of land;

THENCE North 80 degrees, 53 minutes, 25 seconds West, with the South line of said Lot 52, at 20.00 pass a ½ inch iron rod set at the West R.O.W. line of Jackson Road, at 333.26 feet past a ½ inch rod set for reference, at 726.00 in all to a corner of this tract of land;

THENCE North 09 degrees, 06 minutes, 35 seconds East at 49.00 to a corner of this tract of land;

THENCE South 85 degrees, 41 minutes, 33 seconds East at 400.05 feet pass a ½ inch rod set for reference, at 501.55 feet in all to a corner of this tract of land;

THENCE North 27 degrees, 20 minutes, 19 seconds East a distance of 220.04 feet to a ½ inch rod set at the North line of said Lot 52 for a corner of this tract of land;

THENCE South 80 degrees, 53 minutes, 25 seconds East with the North line of said Lot 52, at 140.00 pass a ½ inch rod found at the West R.O.W. line of said Jackson Road at 160.00 in all to the POINT OF BEGINNING

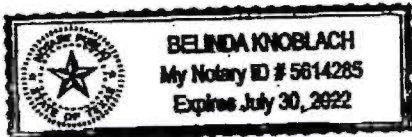
  
ELIAS TREVINO

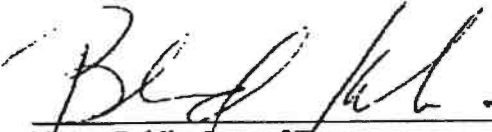
  
BELINDA T. TREVINO

**ACKNOWLEDGMENT**

THE STATE OF TEXAS       §  
COUNTY OF HIDALGO       §

This instrument was acknowledged before me on this the 27<sup>th</sup> day of May, 2022 by Elias Trevino and wife, Belinda T. Trevino.



  
Notary Public, State of Texas

**AFTER RECORDING RETURN TO:**  
Elias Anthony Trevino  
3317 N. Stewart Road  
Mission, Texas 78573

**PREPARED BY:**  
Law Office of Michael J. Daley, PLLC  
1801 S. 2<sup>nd</sup> Street, Suite 370  
McAllen, Texas 78503  
Misc. 74

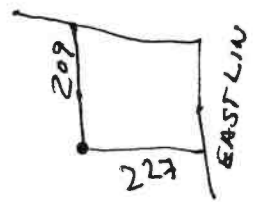
8/5

95610

THE STATE OF TEXAS  
COUNTY OF HIDALGO

That ADRIAN BOCANEGREA and wife IRMA BOCANEGRA of the County of Hidalgo State of Texas for and in consideration of the sum of Ten and No/100ths DOLLARS and other good and valuable considerations have sold unto the said MARIA DEL SOCORRO ESQUIVEL of the County of Hidalgo State of Texas; all that certain lot, tract or parcel of land situated in the County of Hidalgo, State of Texas, more fully described as follows to-wit:

A tract of land out of Lot 52, Ramseyer Gardens Subdivision, Hidalgo County, Texas, said tract being described by metes and bounds as follows: from a point on the north boundary of Lot 52, 160 feet westerly from the northeast corner for the point of beginning of said tract; thence along the north boundary of Lot 52 to the northeast corner of said lot; thence southerly to the southeast corner of Lot 52; thence westerly along the south boundary of Lot 52 a distance of 726 feet; thence northerly parallel to the east boundary a distance of 49 feet; thence northeasterly to a point measured at right angles to the boundaries of Lot 52 said point being 227 feet westerly from the east boundary and 209 feet southerly from the north boundary; thence northeasterly to the point of beginning.  
SUBJECT to all easements, restrictions and encumbrances of record.



TO HAVE AND TO HOLD unto the said Grantee, her Heirs and assigns forever and we do hereby bind ourselves, our heirs, executors and administrators, to Warrant and Forever Defend, all and singular the said premises unto the said MARIA DEL SOCORRO ESQUIVEL/her heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

WITNESS OUR HANDS at 312 Nolana, McAllen Hidalgo County, Texas this day of December, 1988.

Adrian Bocanegra  
ADRIAN BOCANEGRA

Irma Bocanegra  
IRMA BOCANEGRA

SINGLE ACKNOWLEDGMENT

THE STATE OF TEXAS

COUNTY OF HIDALGO

BEFORE ME, the undersigned authority, on this day personally appeared ADRIAN BOCANEGRA and wife, IRMA BOCANEGRA known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of December A.D. 1988.

My commission expires:

6/22/89

  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Maria Del Socorro  
1716 Ivy  
McAllen, Texas 78501

PREPARED IN THE LAW OFFICE OF:

ROBERT H. KERN, III  
312 Nolana  
McAllen, Texas 78504  
(512) 682-7802

95610

HIDALGO COUNTY, TEXAS  
COUNTY CLERK  
WILLIAM GILLY LEO  
88 DEC 30 PM 3 23



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 6-14-22

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: 4-06016

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

Upon the application of:

Name: ADRIANA VILLEGAS  
Address: 8246 GARDENIA ST  
EDINBURG TX  
78542  
Phone: (956) 715-2254

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:	Date Approved: <u> / /</u>	<u>54603</u> <u>2/24/23</u>

Water Supplier: North Alamo Water Supply  
Utility Provider:  M.V.E.C.  AEP  
Account/ESI No.: 1000072659  
 Temporary Pole  Permanent Service

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

Lot Number 55, San Carlos Estates  
8246 GARDENIA ST EDINBURG TX 78542

[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 MARCH 7, 2023, the Hidalgo County Commissioners Court approved the issuance of this certificate stating as follows (strike through the statement that does not apply)

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

-OR-

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

[Signature]  
Planning Department Authorized Signature

Ricardo F. Cruz 3/7/23  
Hidalgo County Judge Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 3/7/23 BNS

ATTEST: [Signature] 3/7/23  
Hidalgo County Clerk Date

[Signature]



# 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)  
Application No: 4-66614

T.J. Arredondo, CFM  
Director of Planning

**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

ADRIANA VILLEGAS

Known to me [or proved to me in the oath of \_\_\_\_\_ or through drivers license (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:

Lot 55, San Carlos Estates."

[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]

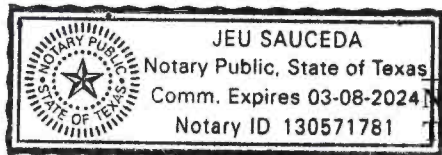
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

Adriana Villegas (Signature)

SUBSCRIBED AND SWORN TO before me on 02/24, 2023, to certify which, witnesses my hand and seal of office.



NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



Chapter 232, Texas Local Government Code

10/13/2022 3:49:32 PM

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
2818 S Business Hwy 281 Edinburg, Texas 78539 Ph: 956-318-2840 Fax: 956-318-2844	1900 Joe Stephens Ave. Ste. A Weslaco, Texas 78596 Ph: 956-968-4734 Fax: 956-973-7850	2401 N. Moorefield Rd. Mission, Texas 78572 Ph: 956-205-7045 Fax: 956-205-7049

Permit No.: Permit 4-6616  
Receipt No.: 026329  
S0455-00-000-0055-00

*Villegas Adriana (new owner)*  
~~VILLEGAS CARLOS C/O ALEJANDRINA MARTINEZ~~

- 141 S SKINNER RD  
EDINBURG, TX 78542  
(956) 715-2254  
(956) 715-2254
- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2000Sq.Ft.
- [5] Legal Description: SAN CARLOS ESTATES LOT 55
- [6] Location: 107 & VAL VERDE
- [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 ', Corner 10'  
Special Conditions: MUST COMPLY WITH ALL SET BACKS AND REGULATIONS REQUIRED BY THE HCPD  
Description: Permit 4-6616  
Price: \$30.00  
**Total Amount.....\$30.00**  
Method of Payment: Cash  
Check/M.O.#:  
Payment: \$30  
Change Due: \$0.00  
Application: melissa.lopez  
Inspector: israel.lozoya  
Receipt: melissa.lopez

*Melissa Lopez* 10/13/2022  
Cashier Date

1D#531234

[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.

*Adriana Villegas*  
\_\_\_\_\_  
Signature of Owner or Applicant

8/13/22  
\_\_\_\_\_  
Date

**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.**

GENERAL WARRANTY DEED

Date: February 21, 2023

Grantor: Alejandrina Martinez  
141 S. Skinner Rd.  
Edinburg, Texas 78541

Gantee: Adriana Villegas  
141 S. Skinner Rd.  
Edinburg, Texas 75841

Consideration:

Ten dollars (\$10.00) Cash and other goods and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

All of Lot fifty five (55), San Carlos Estates, being an addition to the City of San Carlos, Hidalgo County, Texas, according to the map recorded in Volume 29, Page 45, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes, recorded in Doc # 525274, dated on May 21, 1976.

Grantor, for the consideration expressed herein above, grants, sells, and conveys to Grantee in Fee Simple 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's heirs and successors to warrant and forever defend all and singular the Property to Grantees and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through or under Grantor but not otherwise, except as to the Reservations from and Exceptions to Conveyance and Warranty.

GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO

REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION.

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

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

Alejandra Martinez  
Alejandra Martinez, Grantor

Accepted by:

Adriana Villegas  
Adriana Villegas, Grantee

STATE OF TEXAS

§

COUNTY OF HIDALGO

§

§

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me, the undersigned authority, by Alejandrina Martinez, and Adriana Villegas, on this the 21st day of February, 2023.

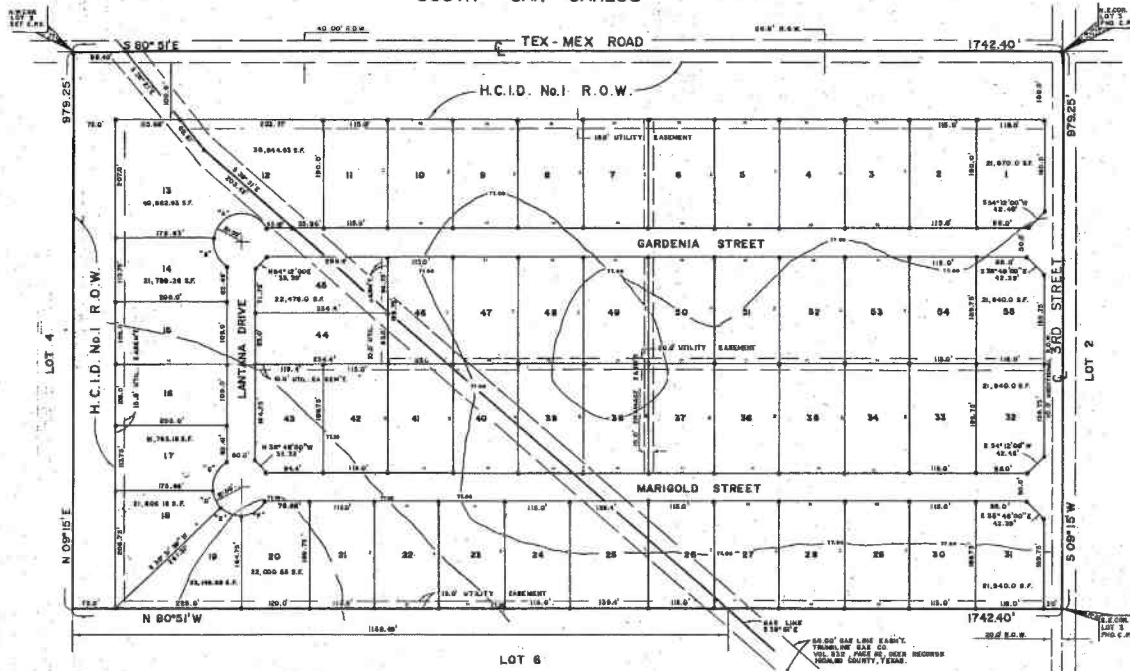


Jose J Reyna  
Notary Public, State of Texas

# SAN CARLOS ESTATES

BEING A SUBDIVISION OF ALL OF LOT 3, R.R. CURRY No. 3, HIDALGO COUNTY, TEXAS. (39.17 AC.)

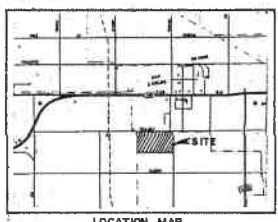
SOUTH SAN CARLOS



LOT 4  
H.C.I.D. No. 1 R.O.W.  
N 0° 01' 51" E  
979.25'

LOT 2  
S 0° 15' 14" E  
978.25'

LOT 6



LOCATION MAP

- NOTES:**
1. FLOOD ZONE DESIGNATION: ZONE "B".
  2. AREAS BETWEEN LINES OF THE 100-YEAR AND FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTH LESS THAN ONE (1) FOOT OR UNDER THE CONFIRMING MAINTENANCE AREA IS LESS THAN ONE SQUARE MILE OR AREAS PROTECTED BY LEVEES FROM THE BARE FLOOD.
  3. ONE SINGLE FAMILY DWELLING PER LOT.
  4. CHIMNEYS SHALL BE PROVIDED FOR ALL DWELLINGS.
  5. WINDMILL BUILDING SETBACK LINES: FRONT 150'
  6. REAR 150'
  7. SIDE ABUTTING STREET 10'
  8. SIDE ABUTTING STREET 10'
  9. SIDE ABUTTING STREET 10'
  10. SIDE ABUTTING STREET 10'

CURVE	A	B	L
A	140° 0' 31"	50.00'	42.97'
B	83° 28' 28"	22.22'	60.31'
C	67° 0' 28"	50.00'	20.40'
D	54° 51' 30"	60.00'	30.25'
E	48° 18' 30"	55.00'	42.30'
F	60° 24' 00"	50.00'	22.42'

STATE OF TEXAS  
COUNTY OF HIDALGO  
I, THE UNDERSIGNED, OWNER OF THE SAME SHOWN ON THE PLAN, AND BELIEVING THEREIN AS THE SAN CARLOS ESTATES SUBDIVISION TO THE COUNTY OF HIDALGO, TEXAS, AND BEING QUALIFIED TO TAKE EXECUTORIAL DEEDS, HEREBY CERTIFYING THE USE OF THE PUBLIC LAND SURVEY, ALTA, FANG, WATER COURSE, GRADE, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION HEREIN EXPRESSED.

*Richard S. Support*  
RICHARD SUPPORT

STATE OF TEXAS  
COUNTY OF HIDALGO  
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED RICHARD SUPPORT TO ME TO BE THE PERSONAL OWNER OF THE SAME SHOWN ON THE PLAN AND ACCORDINGLY TO ME THAT HE (SHE) RECEIVED THE SAME FOR THE PURPOSE AND CONSIDERATION HEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 27th DAY OF NOVEMBER A.D. 1993.

*Susan A. Headley*  
SUSAN A. HEADLEY - NOTARY PUBLIC

THIS PLAN APPROVED BY HIDALGO COUNTY INSURANCE DISTRICT NO. 1 ON THIS DAY OF NOVEMBER 1993.

HIDALGO COUNTY INSURANCE DISTRICT NO. 1 WILL NOT BE RESPONSIBLE FOR OBLIGATION OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION. IF NECESSARY, THIS WILL NOT BE AT DISTRICT'S EXPENSE.

*George W. Cogan* SECRETARY  
*W. J. ...* PRESIDENT

STATE OF TEXAS  
COUNTY OF HIDALGO  
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAN IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY SHOWN HEREON BY ME OR UNDER MY SUPERVISION ON THE GROUND, AND CONTAINING 39.17 ACRES OF LAND MORE OR LESS.

*Alfred R. Whitehill*  
ALFRED R. WHITEHILL  
R. P. L. No. 4424

STATE OF TEXAS  
COUNTY OF HIDALGO  
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAN IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY SHOWN HEREON BY ME OR UNDER MY SUPERVISION ON THE GROUND, AND CONTAINING 39.17 ACRES OF LAND MORE OR LESS.

*Mark A. Headley*  
MARK A. HEADLEY  
No. 4424 10-5-93

APPROVED FOR RECORDING BY COMMISSIONER OF COUNTY WILLIAMS' BLDG. CO. County Clerk

CHECKED FOR DRAWING BY *[Signature]*

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.  
CONSULTING ENGINEERS AND LAND SURVEYORS  
124 E. STUBBS ST., EDINBURG, TEXAS 78539 PH. (210) 381-6480

DRAWN: MAR 7, 1993



# 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:

4-10233

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

Upon the application of:

Name: Christopher & Cindy M. Barrientes

Address: 1302 Carranza Ave  
Edinburg, Tx 78542

Phone: 956-292-1343

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	<i>M. Ramirez</i> Authorized Signature
Date Approved:	/ /	Septics Installed 2/13/23

Water Supplier: North Alamo WSC

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

Account/ESI No.: 10032789495405532  
 Temporary Pole  Permanent Service

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

Yokum Hall N 1/2 - Lot 10 R/S LOT 14 BLK 63  
Alamo Land & Sugar Co TRACT two(2)

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

and who has submitted to the court an affidavit as required by Local Govt. Code Sec. 232.029 (f),  
on March 7, 2023, the Hidalgo County Commissioners Court approved the  
issuance of this certificate stating as follows (strike through the statement that does not apply)

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

-OR-

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

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 3/7/23

*Ricardo F. Cuatrecasas* 3/7/23

*Antonio Guajardo Jr.* 3/7/23

*GA*



# PLANNING DEPARTMENT

Rev. 6-14-22

## County of Hidalgo

Main Office  
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Edinburg, Texas 78539  
956-318-2840  
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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:

4-6233

### 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

Cindy M. Barrientes

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

1. "I am requesting utility service to the following described land: TRACT TWO (2)  
Yokum Hall N 1/2 - Lot 10 R/S Lot 14 Blk 63 Alamo Land & Sugar Co.

[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-

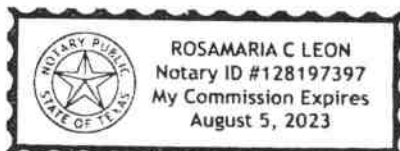
3B. "The land was on August 31, 1999, located in the extraterritorial jurisdiction of a municipality as determined by Local Govt. Code Chapter 42; and the land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1999."

Cindy Barrientes (Signature)

SUBSCRIBED AND SWORN TO before me on February 10th, 2023, to certify which, witnesses my hand and seal of office.

Rosamaria C Leon

NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS





WARRANTY DEED

Date: August 31, 2019

Grantor: ARMANDO L. VALDEZ

Grantor's Mailing address (including county): 2213 W. Main Ave., Mission, Hidalgo County, Texas

Grantee: CHRISTOPHER BARRIENTES, CINDY MARIE BARRIENTES

Grantee's Mailing Address (including county): 1003 Carranza Ave., Edinburg, Hidalgo County, Texas

Consideration: ONE AND NO/ 100THS DOLLARS (1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED

Property (including any improvements):

Tract two (2) out of lot 10 of the unrecorded Yocum-Hall Subdivision  
Out of Lot Fourteen (14), Block Sixty-three (63), Alamo Land and Sugar  
Company Subdivision, as recorded in Volume 1, Pages 24-25, Map Records  
Of Hidalgo County, Texas, said tract being more particularly described by  
Metes and bounds as follows:

BEGINNING at a one-half (1/2) inch diameter iron rod set for the  
Southeast corner hereof, said corner being located North 81 deg. 29'  
West 720.0 feet with the south boundary line of Lot 14, Thence North 8  
Deg. 31' East, at 20.0 feet pass a three-quarter (3/4) inch diameter  
Iron pipe found at the North R.O.W. of Texas Road, at 274.4 feet in all  
From the Southeast corner of Lot 14;

Thence North 81 deg. 29' west 80.0 feet to a one-half (1/2) inch  
Diameter iron rod set for the Southwest corner hereof;

Thence North 8 deg. 31' East 274.4 feet to a five-eighths (5/8) inch  
Diameter iron rod set for the Northwest corner hereof;

Thence South 81 deg. 29' east 80.0 feet to a one-half (1/2) inch  
Diameter iron rod set for the Northeast corner hereof;

Thence South 8 deg. 31' west 274.4 feet to the place of beginning,  
Containing fifty-hundredths (0.50) of an acre, more or less.

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

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

Armando L. Valdez

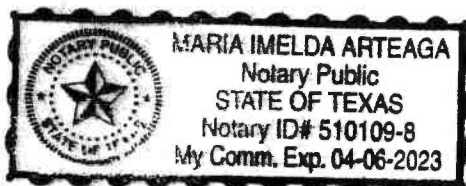
ARMANDO L. VALDEZ

STATE OF TEXAS

COUNTY OF HIDALGO

This instrument was acknowledged before me on the 31<sup>st</sup> day of August, 2019

By ARMANDO L. VALDEZ



Maria Imelda Arteaga

Notary Public, State of Texas

XO/asg 87-390

2251  
Prepared by the State Bar of Texas for use by lawyers only.  
Revised 10-85.  
© 1981 by the State Bar of Texas

28683

*Pd*  
*7.20*

## WARRANTY DEED

VOL 2476 PAGE 250

Date: July 25, 1987

Grantor: MARGARITO VALDEZ and MARIA ANGELICA VALDEZ, husband and wife

Grantor's Mailing Address (including county): Rt. 6, Box 543-G, Edinburg, Hidalgo County, Texas

Grantee: ARMANDO L. VALDEZ

Grantee's Mailing Address (including county): P. O. Box 2081, Mission, Hidalgo County, Texas

Consideration: ONE AND NO/100THS DOLLARS (\$1.00) and all the love and affection which Grantors hold for the Grantee herein;

Property (including any improvements):

Tract Two (2) out of Lot 10 of the unrecorded Yocum-Hall Subdivision out of Lot Fourteen (14), Block Sixty-three (63), Alamo Land and Sugar Company Subdivision, as recorded in Volume 1, Pages 24-25, Map Records of Hidalgo County, Texas, said tract being more particularly described by metes and bounds as follows:

BEGINNING at a one-half (1/2) inch diameter iron rod set for the Southeast corner hereof, said corner being located North 81 deg. 29' West 720.0 feet with the South boundary line of Lot 14, Thence North 8 deg. 31' East, at 20.0 feet pass a three-quarter (3/4) inch diameter iron pipe found at the North R.O.W. of Texas Road, at 274.4 feet in all from the Southeast corner of Lot 14;

Thence North 81 deg. 29' West 80.0 feet to a one-half (1/2) inch diameter iron rod set for the Southwest corner hereof;

Thence North 8 deg. 31' East 274.4 feet to a five-eighths (5/8) inch diameter iron rod set for the Northwest corner hereof;

Thence South 81 deg. 29' East 80.0 feet to a one-half (1/2) inch diameter iron rod set for the Northeast corner hereof;

Thence South 8 deg. 31' West 274.4 feet to the place of beginning

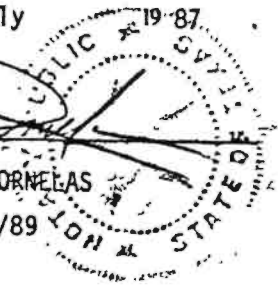
*Margarito Valdez*  
MARGARITO VALDEZ  
*Maria Angelica Valdez*  
MARIA ANGELICA VALDEZ

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 25th day of July  
by MARGARITO VALDEZ and MARIA ANGELICA VALDEZ

*Xavier Ornelas*  
Notary Public, State of Texas  
Notary's name (printed): XAVIER ORNELAS  
Notary's commission expires: 9/16/89



(Corporate Acknowledgment)

STATE OF TEXAS  
COUNTY OF

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_  
by \_\_\_\_\_ of \_\_\_\_\_  
a \_\_\_\_\_ corporation, on behalf of said corporation.

\_\_\_\_\_  
Notary Public, State of Texas  
Notary's name (printed):  
Notary's commission expires:

*CHK# 7184*  
AFTER RECORDING RETURN TO:  
PENA, McDONALD, PRESTIA & IBANEZ  
P. O. DRAWER 54  
EDINBURG, TEXAS 78540-0054  
512/383-6251

PREPARED IN THE LAW OFFICE OF:  
PENA, McDONALD, PRESTIA & IBANEZ  
P. O. DRAWER 54  
EDINBURG, TEXAS 78540-0054  
512/383-6251

VOL. 2476 PAGE 251

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

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

XO/asg 87-390

2251  
Prepared by the State Bar of Texas for use by lawyers only.  
Revised 10-85.  
© 1984 by the State Bar of Texas

28683

## WARRANTY DEED

VOL 2476 PAGE 250

Date: July 25, 1987

Grantor: MARGARITO VALDEZ and MARIA ANGELICA VALDEZ, husband and wife

Grantor's Mailing Address (including county): Rt. 6, Box 543-G, Edinburg, Hidalgo County, Texas

Grantee: ARMANDO L. VALDEZ

Grantee's Mailing Address (including county): P. O. Box 2081, Mission, Hidalgo County, Texas

Consideration: ONE AND NO/100THS DOLLARS (\$1.00) and all the love and affection which Grantors hold for the Grantee herein;

Property (including any improvements):

Tract Two (2) out of Lot 10 of the unrecorded Yocum-Hall Subdivision out of Lot Fourteen (14), Block Sixty-three (63), Alamo Land and Sugar Company Subdivision, as recorded in Volume 1, Pages 24-25, Map Records of Hidalgo County, Texas, said tract being more particularly described by metes and bounds as follows:

BEGINNING at a one-half (1/2) inch diameter iron rod set for the Southeast corner hereof, said corner being located North 81 deg. 29' West 720.0 feet with the South boundary line of Lot 14, Thence North 8 deg. 31' East, at 20.0 feet pass a three-quarter (3/4) inch diameter iron pipe found at the North R.O.W. of Texas Road, at 274.4 feet in all from the Southeast corner of Lot 14;

Thence North 81 deg. 29' West 80.0 feet to a one-half (1/2) inch diameter iron rod set for the Southwest corner hereof;

Thence North 8 deg. 31' East 274.4 feet to a five-eighths (5/8) inch diameter iron rod set for the Northwest corner hereof;

Thence South 81 deg. 29' East 80.0 feet to a one-half (1/2) inch diameter iron rod set for the Northeast corner hereof;

Thence South 8 deg. 31' West 274.4 feet to the place of beginning

VOL. 2476 PAGE 251

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

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

*Margarito Valdez*  
MARGARITO VALDEZ

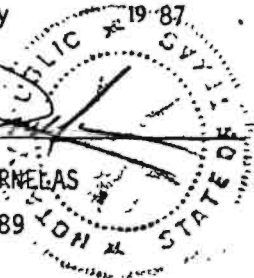
*Maria Angelica Valdez*  
MARIA ANGELICA VALDEZ

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 25th day of July  
by MARGARITO VALDEZ and MARIA ANGELICA VALDEZ

*Xavier Ornelas*  
Notary Public, State of Texas  
Notary's name (printed): XAVIER ORNELAS  
Notary's commission expires: 9/16/89



(Corporate Acknowledgment)

STATE OF TEXAS  
COUNTY OF

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_,  
by \_\_\_\_\_ of \_\_\_\_\_  
a \_\_\_\_\_ corporation, on behalf of said corporation.

\_\_\_\_\_  
Notary Public, State of Texas  
Notary's name (printed):  
Notary's commission expires:

*CH# 7184*  
AFTER RECORDING RETURN TO:  
PENA, McDONALD, PRESTIA & IBANEZ  
P. O. DRAWER 54  
EDINBURG, TEXAS 78540-0054  
512/383-6251

PREPARED IN THE LAW OFFICE OF:  
PENA, McDONALD, PRESTIA & IBANEZ  
P. O. DRAWER 54  
EDINBURG, TEXAS 78540-0054  
512/383-6251

AI-89882

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	D'Garza Construction LLC	4-7034
2.	Ilse Y. Leal	4-6963
3.	Donald Suarez REPLAT OF LOT 6, LOS ENCINOS SUBDIVISION, LOTS 6A & 6B	BLANKET COVER
4.	T & O Ranch Investments, LLC T & O RANCH NO. 4, LOTS 1-4	BLANKET COVER
5.	Mario & Valeria Garza DOS GARZA SUBDIVISION, LOT 1	BLANKET COVER
	COMM. COURT: MARCH 7, 2023	



# 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

T.J. Arredondo, CFM  
Director of Planning

Application No: 4-7034

### 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:

D. Garza Construction Co LLC

Name: Nansy Garza

Approved by Environmental Health:	Temporary Service <u>[Signature]</u> Authorized Signature	Final Service <u>[Signature]</u> Authorized Signature
Inspection/Permit No:		<u>Pending</u>
Date Approved:	<u>/ /</u>	<u>2 / 23 / 23</u>

Address: 6007 Reymundo st  
Edinburg TX 78542

Water Supplier: N/A

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

Phone: 956 605 6237

Account/ESI No.: N/A

Temporary Pole  Permanent Service

regarding the land described as:

Pueblo Estates Ph 1 Lot 33

on March 7, 2023, 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 12/1/05);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by [Signature]);
- 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 [Signature]);

Planning Department Authorized Signature

APPROVED BY  
COMMISSIONERS COURT  
ON: 3/7/23 [Signature]

Richard F. Lopez 3/7/23

Hidalgo County Judge Date

ATTEST:

[Signature] 3/7/23  
Hidalgo County Clerk Date



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 6-14-22

Main Office  
2818 S. Business Hwy  
281  
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2401 N. Moorefield Rd.  
Mission, TX 78572  
956-205-7045  
956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 4-7034

### 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: D'Garza Construction LLC

Name: Nansy Garza

Address: 6007 Reymundo St  
Edinburg TX 78542

Phone: 956 605 6237

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

Pueblo Estates Ph1 Lot 33

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Murray Yurga  
Requesting Party (Signature)

2-21-2023  
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

2/27/23  
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  
1900 Joe Stephens Ave. Ste. A  
Weslaco, Texas 78596  
Ph: 956-968-4734  
Fax: 956-973-7850

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

Permit No.: Permit 4-7034  
Receipt No.: 028070  
P9286-01-000-0033-00

D'GARZA CONSTRUCTION LLC

10001 ALCALA AVE

MISSION, TX 78573

(956) 605-6237

(956) 605-6237

[1] Contractor: SELF

[2] Water System: North Alamo WSC

[3] Class of Work: 01 Residential, new, Single Family Dwelling

[4] Size of Structure: 1465Sq.Ft.

[5] Legal Description: PUEBLO ESTATES PH 1 LOT 33

[6] Location: RAMSEYER RD & DOOLITTLE RD

[7] Sewage: North Alamo WSC

[8] Construction Type: Brick

[9] Est. Cost of Construction: \$120000

[10] Flood Zone: Zone X

Community Panel Number: 4803340325D

Precinct: 4

Certification of Elevation Required: No

Setbacks: Front 25', Rear 23', Side 6', Side 6', Corner '

Special Conditions: **MUST COMPLY WITH ALL SET BACKS AND REGULATIONS REQUIRED BY THE HCPD**

Description: Permit 4-7034

Price: \$30.00

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

Method of Payment: Check

Check/M.O.#: 1004

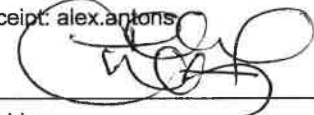
Payment: \$30.00

Change Due: \$0.00

Application: alex.antons

Inspector: israel.iozoya

Receipt: alex.antons



Cashier

2/21/23  
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.

Money Garza  
Signature of Owner or Applicant

2-21-2023  
Date

## **GENERAL 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 OF RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**Date:** February 8, 2023

**Grantor:** JORGE A. ROCHA and KARLA ROCHA, husband and wife

**Grantee:** D'GARZA CONSTRUCTION LLC, a Texas Limited Liability Company

**Grantee's Mailing Address: [include county]**

10001 Alcalá Avenue  
Mission, Hidalgo County, Texas 78573

**Consideration:**

TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

**Property (including any improvements):**

Lot 33, PUEBLO ESTATES SUBDIVISION, UNIT NO. 1, an Addition to the City of Edinburg, Hidalgo County, Texas, according to the plat or map thereof recorded in Volume 49, Page 78 through 80, Map Records of Hidalgo County, Texas.

**Reservations from Conveyance:**

All oil, gas and other minerals as previously recorded in prior instruments.

**Exceptions to Conveyance and Warranty:**

Liens, if any, described as part of the Consideration and any other liens described in this Deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the

Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts or shortages in area or boundary lines; any encroachments or overlapping of improvements; all rights, obligations and other matters arising from and existing by reason of Hidalgo County authority; and taxes for 2023, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership or both, the payment of which Grantee assumes.

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

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

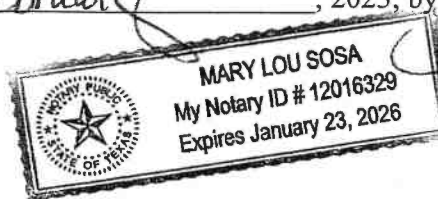
This document may be executed in several counterparts, each of which will be considered an original for conveyance purposes.

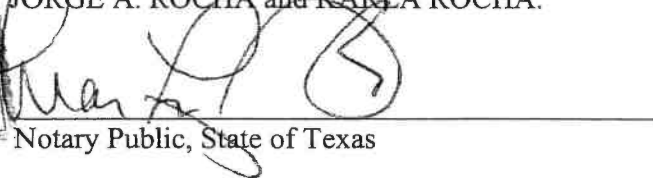
  
\_\_\_\_\_  
JORGE A. ROCHA

  
\_\_\_\_\_  
KARLA ROCHA

STATE OF TEXAS            )  
COUNTY OF HIDALGO    )

The above and foregoing instrument was acknowledged before me on this 9th day of February, 2023, by JORGE A. ROCHA and KARLA ROCHA.



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



# 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: 4-6943

### 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
	Authorized Signature	Authorized Signature
Inspection/Permit No:		<u>EXIST. OSSP</u>
Date Approved:	<u>/ /</u>	<u>2 / 21 / 23</u>

Name: Ilse Yamilex Leal

Address: 3630 E Davis Rd  
Edinburg Tx 78542

Phone: 956-624-4340

Water Supplier: North Alamo Water Supply

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

Account/ESI No.: 10032789454825151  
 Temporary Pole  Permanent Service

regarding the land described as:

Davis Ranchettes Lot #9

on MARCH 7, 2023, 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 11/21/2022)
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by [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]);

[Signature]  
Planning Department Authorized Signature

Rolando F. Lopez 3/7/23  
Hidalgo County Judge Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 3/7/23 BNS

ATTEST: [Signature] 3/7/23  
Hidalgo County Clerk Date



# PLANNING DEPARTMENT

Rev. 6-14-22

## County of Hidalgo

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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: 4-69403

### 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: Ilse Yamilex Leal

Address: 3630 E Davis Rd.

Edinburg TX 78542

Phone: 956-624-4340

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

Davis Ranchettes Lot #9

#### 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)

2-21-23  
Date

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

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

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

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

2/27/23  
Date

[Signature]  
County Official



Chapter 232, Texas Local Government Code

1/30/2023 11:14:25 AM

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

Permit No.: Permit 4-6963  
Receipt No.: 027741  
D1550-00-000-0009-00

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

PENA DANIEL A HERNANDEZ & ILSE Y LEAL  
6020 REYMUNDO ST  
EDINBURG, TX 78542  
(956) 624-4340  
(956) 382-1144

- [1] Contractor: RUSHMORE CONSTRUCTION INVESTMENT GROUP LLC ACCOUNT #3 C/O TIJERINA CLAUDIA
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2770Sq.Ft.
- [5] Legal Description: DAVIS RANCHETTES LOT 9
- [6] Location: doolittle and davis
- [7] Sewage: N/A
- [8] Construction Type: Block
- [9] Est. Cost of Construction: \$299000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D  
Precinct: 4  
Certification of Elevation Required: No  
Setbacks: Front 50', Rear 80', Side 6', Side 6', Corner  
Special Conditions: must comply with all setbacks and regulations required by the hcpd  
Description: Permit 4-6963  
Price: \$30.00  
**Total Amount.....\$30.00**  
Method of Payment: Check  
Check/M.O.#: 1176  
Payment: \$30  
Change Due: \$0.00  
Application: melissa.lopez  
Inspector: danny.sanchez  
Receipt: melissa.lopez

*Melissa Lopez* 1/30/23  
Cashier Date

ID# 713019

[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.

*Claudia Tijerina*  
Signature of Owner or Applicant

1-30-23  
Date

CHARGE RECORDING TO  
VALLEY LAND TITLE CO  
ALFGR 165621

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

**WARRANTY DEED**

Date: December 13, 2019 but effective December 23, 2019

Grantor: **MAYNARD ESPERA, a single person**

Grantor's Mailing Address (including county): 1806 Post Oaks Rd.  
Edinburg, Hidalgo County, Texas 78539

Grantee: **DANIEL ANTONIO HERNANDEZ PENA and ILSE YAMILEX LEAL**

Grantee's Mailing Address (including county): C/O 6020 Reymundo St.  
Edinburg, Hidalgo County, Texas 78542

Consideration: Ten Dollars and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged.

Property (including any improvements):

Lot Nine (9), DAVIS RANCHETTES SUBDIVISION, an Addition to the City of Edinburg, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 51, Page 179, Map Records, Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from Conveyance 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 all walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any 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 water and irrigation district; taxes for the current year, the payment of which Grantee assumes; and subsequent assessments for the current and subsequent 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, transfers and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty.

Notice: The preparer of this document has not personally examined the Title to this property and makes no representation and expresses no opinion as to the condition or chain of the title thereof.

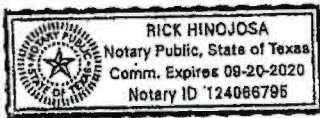
When the context requires, singular nouns and pronouns include the plural.

Maynard Espera  
MAYNARD ESPERA

(Acknowledgment)

State of Texas  
County of Hidalgo

This instrument was acknowledged before me on the 13 day of December, 2019, by  
MAYNARD ESPERA.



[Signature]  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:  
DANIEL ANTONIO HERNANDEZ PENA  
ILSE YAMILEX LEAL  
6020 Reymundo St.  
Edinburg, Texas 78542

PREPARED BY:  
The Alvarado Law Firm, PC  
1601 W. Trenton Rd., Ste. A  
Edinburg, Texas 78539  
File:



# 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

OSFIS  
installed  
Precinct 1 2 3 4

T.J. Arredondo  
Director of Planning

Application No: D/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: Donald Suarez

Address: 1120 Oak Ave.  
Alamo, TX 78516

Phone: 702-9880

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

Water Supplier: WAWSC

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

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

regarding the land described as:

Replat of lot 46 Los Encinos lots 10A + 10B

on March 7, 2023, 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 2/2/23);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by Funstein);
- 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 Funstein);
- 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 Funstein);
- 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 Funstein);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by Funstein);

[Signature]  
Planning Department Authorized Signature

[Signature]  
Hidalgo County Judge

3/7/23  
Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 3/7/23 [Signature]

ATTEST: [Signature]  
Hidalgo County Clerk

3/7/23  
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

Precinct 1 2 3 4

Application No: DA

## 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: Donald Suarez  
Address: 1120 Oak Ave  
Alamo, TX 78516  
Phone: 956-702-8880

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

Replat of lot 6. Los Encinos 10's 6A + 6B

### STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Donald R. Suarez  
Requesting Party (Signature)

11/22/22  
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:

2/15/23  
Date

Juan Sosa  
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

OSSPIS  
ESCHUED

Precinct 1 2 3 4

T.J. Arredondo  
Director of Planning

Application No: N/A

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Approved by Environmental Health:	Temporary Service	Final Service
Name: <u>T&amp;O Ranch Investments, LLC.</u>	Authorized Signature	Authorized Signature
Inspection/Permit No:		
Date Approved:	/ /	/ /

Address: 1201 S. Huisache St.  
Pharm, TX 78577

Water Supplier: DAWSEC

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

Phone: 222-8135

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

regarding the land described as: T&O Ranch, No. 4 lots - 1-4

on March 7, 2023, 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 2/2/23);
- YES A plat has been reviewed and approved by the Commissioners Court; (verified by Flu Sesin);
- NO 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 Flu 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 Flu Sesin);
- 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 Flu Sesin);
- YES electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by Flu Sesin);

[Signature]  
Planning Department Authorized Signature

Ricardo F. Cuiter  
Hidalgo County Judge  
Date 3/7/23

APPROVED BY  
COMMISSIONERS COURT  
ON: 3/7/23 [Signature]

ATTEST: [Signature]  
Hidalgo County Clerk  
Date 3/7/23



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

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

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

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

Precinct 0234

T.J. Arredondo, CFM  
Director of Planning

Application No: WA

### 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: T+O Ranch Investments LLC.

Address: 1001 S. Huisache St.

Pharr, TX. 78577

Phone: 222-8135

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

T+O Ranch no.4 lots 1-4

#### 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)

2-13-23  
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:

2/13/23  
Date

[Signature]  
County Official

STATE OF TEXAS COUNTY OF HIDALGO  
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

T & O RANCH INVESTMENTS LLC  
23 OWNER OF THE 3.84 ACRES TRACT OF LAND COMPASSED WITHIN THE PROPOSED  
T & O RANCH No.4 SUBDIVISION HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS  
SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE OF STREETS, PARKS, AND EASEMENTS  
SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL  
GOVERNMENT CODE § 232.032 AND THAT:

- (A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
- (B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
- (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
- (D) 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.

*[Signature]* 2-6-23  
TOMAS J. ARREDONDO-PRESIDENT  
1201 S. HUSBAND AVE.  
PHARR, TEXAS 78877

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED  
TOMAS J. ARREDONDO-PRESIDENT OF T & O RANCH INVESTMENTS LLC KNOWN  
TO ME TO BE THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE  
FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE (THEY) EXECUTED  
THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND  
IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 06 DAY  
OF FEBRUARY 2023

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
*[Signature]*  
Jesse S. Sipes  
Notary Public  
1201 S. Husband Ave.  
Pharr, Texas 78877

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS  
FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED  
UNDER TEX. WATER CODE § 49.111(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT  
CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE  
SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS  
THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE  
THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

*[Signature]* 2/1/23  
DALE SEIBER, DISTRICT CLERK  
GENERAL MANAGER  
SPEECH PATHOLOGIST  
HIDALGO COUNTY

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

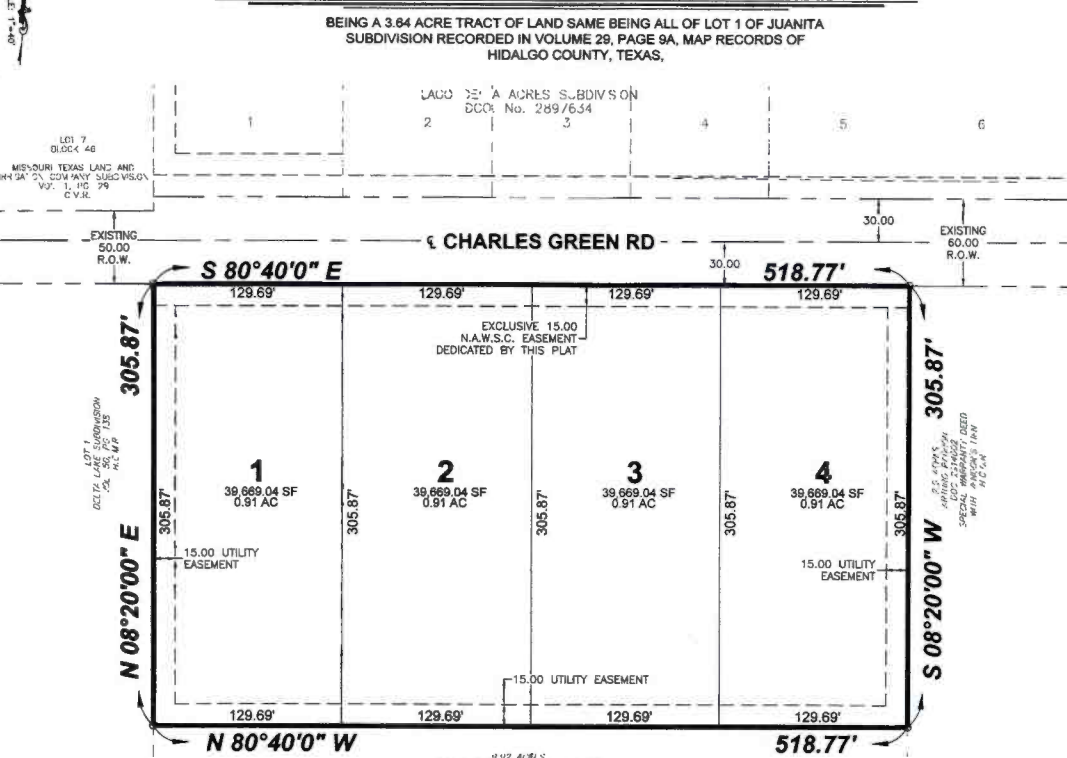
I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF T & O RANCH No.4 SUBDIVISION WAS  
REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT  
ON FEBRUARY 07th 2023

*[Signature]* 02/07/2023  
HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL  
JURISDICTION OF A MUNICIPALITY:  
T & O RANCH No.4 SUBDIVISION IS LOCATED SOUTH OF CHARLES GREEN ROAD APPROXIMATE 800  
FEET WEST OF FM 180. THE ONLY METERS MANORIALITY IS THE CITY OF MONTE ALTO. ACCORDING  
TO THE 2017 GENERAL DRAINAGE AND SEWERAGE PLANNING DEPARTMENT. THIS SUBDIVISION  
LIES IN THE RURAL AREA OF THE COUNTY OF HIDALGO, TEXAS UNDER LOCAL  
GOVERNMENT CODE 42.02 PRECINCT: 10.

BASES OF BEARING AS PER  
NOV. 1883 STATE PLANS  
TEXAS PPS 4005 FEET



BASES OF BEARING AS PER  
NOV. 1883 STATE PLANS  
TEXAS PPS 4005 FEET

**LEGEND**

- - 1/2" IRON ROD FOUND
- - 1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED 2791
- - 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED 2791
- ⊕ - SET 60-D NAIL
- R.O.W. - RIGHT OF WAY
- P.O.C. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCING
- S.W.C. - SOUTHWEST CORNER
- N. - LATITUDE AND LONGITUDE COORDINATES

INDEX TO SHEETS OF T & O RANCH No.4 SUBDIVISION  
SHEET 1: LOCATION MAP AND CITY MANORIALITY CERTIFICATE PLAT WITH LOT, SEWER, AND EASEMENT DEDICATIONS, LEGAL DESCRIPTION (OWNER AND BOUNDARIES), OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION, COUNTY CLERK'S DEDICATION, CERTIFICATION, AND ATTESTATION, AND GENERAL NOTES.  
SHEET 2: LEGAL DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE CITY OF A MUNICIPALITY AND DEDICATE TO PUBLIC USE OF STREETS, PARKS, AND EASEMENTS, AND CITY DEDICATION, CERTIFICATION, AND ATTESTATION.  
SHEET 3: WATER DISTRIBUTION AND GSP MAP, TYPICAL WATER SERVICE CONNECTION, REVISION NOTES, ENGINEERING REVIEW (DRAINAGE AND SEWER VERTICAL), INCLUDING DESCRIPTION OF WATER AND GSP AND ENGINEER'S CERTIFICATION (ENGINEER AND ENGINEER'S CERTIFICATION, CERTIFICATION, AND ATTESTATION), TYPICAL WATER SERVICE CONNECTION.  
SHEET 4: DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT, MAP OF DRAINAGE AND SEWERAGE, AND ENGINEER'S CERTIFICATION, REVISION NOTES, & CONSTRUCTION DETAILS.

# T & O RANCH No.4 SUBDIVISION

BEING A 3.84 ACRE TRACT OF LAND SAME BEING ALL OF LOT 1 OF JUANITA SUBDIVISION RECORDED IN VOLUME 25, PAGE 9A, MAP RECORDS OF HIDALGO COUNTY, TEXAS,

LADO DE 3.84 ACRES SUBDIVISION  
DOC. NO. 289/634

912 AULAS  
ALISSANPO & KRISTIN LA ROCCA  
DOC. 3713623  
11/2/23

STATE OF TEXAS  
COUNTY OF HIDALGO  
UNDER LOCAL GOVERNMENT CODE § 232.032(C)  
I, JOSE M. SALDANHA, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.  
DATED THIS 2 DAY OF FEBRUARY 2023  
ATTEST: Antonio Quijando Jr., HIDALGO COUNTY CLERK, DATE 2/10/2023

STATE OF TEXAS  
COUNTY OF HIDALGO  
I, JOSE M. SALDANHA, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.  
DATED THIS 2 DAY OF FEBRUARY 2023  
ATTEST: Antonio Quijando Jr., HIDALGO COUNTY CLERK, DATE 2/10/2023

FILED FOR RECORD IN  
HIDALGO COUNTY  
ANTONIO CALZADILLA, JR.  
HIDALGO COUNTY CLERK  
ON 2-10-2023 4:58 PM  
RETRIEVAL NUMBER: 20230201  
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS  
BY: Antonio Quijando Jr. COUNTY

STATE OF TEXAS  
COUNTY OF HIDALGO  
I, OSCAR HERNANDEZ, THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE, AND HAS PREPARED AN ACTUAL SURVEY OF THE PROPERTY MADE THIS 02 DAY OF FEBRUARY 2023.  
UNDER MY SUPERVISION ON THE DATE:  
Oscar Hernandez, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 5005

**PRINCIPAL CONTACTS:**

Name	Address	City & Zip	Phone
OWNER: T & O RANCH INVESTMENTS LLC	1201 S. HUSBAND AVE.	PHARR, TX 78877	(361)222-8135
ENGINEER: JOSE M. SALDANHA, P.E.	2424 MIHOGA	MESSENGER, TEXAS 78874	(361) 403-8782
SURVEYOR: OSCAR HERNANDEZ, S.P.L.S.	3007 S. THURGOOD BL.	HARLINGEN, TEXAS 78874	(361) 347-2180

- GENERAL SUBDIVISION PLAT NOTES**
- MINIMUM FINISH FLOOR ELEVATION SHALL BE AT LEAST 1' ABOVE NATURAL GROUND OR ABOVE THE CENTER LINE OF THE EXISTING PAVEMENT OF CHARLES GREEN ROAD WHICHEVER IS GREATER.
  - THIS SUBDIVISION IS LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE 300-YEAR FLOOD PLAIN AREA FROM COMMUNITY PANEL No. 48034 3330 C EFFECTIVE DATE: 10-17-2001. REVISIONS: 01/17/2002. (LUMP DATE 01-17-2002)
  - CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING IS FOR RESIDENCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4122).
  - SETBACKS:  
FRONT SETBACK: 30.00 FEET  
REAR SETBACK: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER  
SIDE SETBACK: 5.00 FEET OR EASEMENT WHICHEVER IS GREATER
  - GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:  
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 APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
  - CORNER MARKERS, CONSISTING OF A ONE-HALF (1/2) INCH STEEL ROD 18 INCHES IN LENGTH, WITH PLASTIC CAP, HAVE BEEN DRIVEN FLUSH WITH THE GROUND SURFACE TO MARK THE CORNERS OF ALL LOTS.
  - THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:  
—BENCH NO. 1-ELEV. 56.22 TOP OF A NAIL SET ON AN EXISTING POWER POLE LOCATED EAST OF CHARLES GREEN ROAD IN THE VICINITY OF THE S.E. CORNER OF THIS SUBDIVISION (NAVD 1988) COORDINATES: 541833.62 X 19168277.89
  - IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 2,488.82 CURB-FEET (312.24 AC FEET) OF STORM WATER RUNOFF DRAINAGE RESTORATION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DRAINAGE WILL BE ACCOMPLISHED BY NATURAL VEGETATION WITHIN THE LOTS AND POSITIVE RUNOFF ALONG WITH A EAST ROAD SIDE DITCH (SEE SHEET No.2 FOR CONSTRUCTION DETAILS AND DRAINAGE REPORT APPROVED BY HCDNO.)
  - NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT, EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE TREES, GROUND COVER, GRASS, OR FLOWERS) AND OTHER CONSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
  - EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT RECOPING HOW MUCH WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISOR.
  - ALL PUBLIC UTILITY EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MOOD, SUBDIVISION RULES. BY SIGNING THIS PLAT, THE SUBDIVIDER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
  - ON-SITE SEWAGE FACILITIES (OSPF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TDD AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVISOR IS RESPONSIBLE FOR PROVIDING AN OSDF ON ALL LOTS.  
A. OSDF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY.  
B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,760 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.  
C. OSDF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORITY DEPARTMENT
  - SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND ENGINEER'S MAY BE ALSO SENT ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS HAS BEEN SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND INCLUDING THE DEEPEN DRAIN FIELD SYSTEM.
  - APPROVED "OSDF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY OF A LOT.
  - THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION
  - T & O RANCH INVESTMENTS LLC THE SUBDIVIDER OF T & O RANCH No.4 SUBDIVISION, HEREBY A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSDF ON THE LOT AS DESCRIBED ON SHEET NO.2 OF THIS PLAT.
  - ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPP) REQUIREMENTS.
  - ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR BOUNDARY DITCH AT A 2% TO 5% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 21.4.
  - DRAINAGE IMPROVEMENTS WILL BE MAINTAINED BY HIDALGO COUNTY PCT1 ALONG CHARLES GREEN ROAD

METERS AND BOUNDS  
3.84 ACRES

BEING A 3.84 ACRE TRACT OF LAND SAME BEING ALL OF LOT 1 OF JUANITA SUBDIVISION RECORDED IN VOLUME 25, PAGE 9A, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND 1.84 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 30-D NAIL FOUND; BEING THE NORTHWEST CORNER OF LOT 5 BLOCK 48, SAME BEING THE SOUTHWEST CORNER OF LOT 7 BLOCK 48 OF THE MESSING-TORRES LAND AND IMPROVEMENTS SUBDIVISION RECORDED IN VOLUME 1, PAGE 50, OF THE MAP RECORDS OF HIDALGO COUNTY; THENCE BEING THE CENTER LINE OF CHARLES GREEN ROAD (NINE FEET-0" WIDE) THENCE, SOUTH 89°01'00" WEST, A DISTANCE OF 30.00 FEET TO A 1/2" IRON ROD FOUND AT THE SOUTH 89°01'00" WEST LINE OF CHARLES GREEN ROAD FOR THE NORTHWEST CORNER HAS POINT OF BEGINNING.

THENCE, SOUTH 89°01'00" WEST, ALONG THE SOUTH 89°01'00" WEST LINE OF SAID CHARLES GREEN ROAD, A DISTANCE OF SIXTY FEET TO A 1/2" IRON ROD FOUND AT THE WEST LINE OF A 2.8 ACRE TRACT CONVEYED BY JUANITA HENNING COMPANY BY PRIVATE RECORD IN THE OFFICE, RECORDS OF HIDALGO COUNTY, TEXAS AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT.

THENCE, SOUTH 89°01'00" WEST, BEING THE SOUTH 89°01'00" WEST LINE OF SAID CHARLES GREEN ROAD ALONG THE WEST LINE OF SAID JUANITA SUBDIVISION, SAME BEING THE WEST LINE OF SAID 2.8 ACRE TRACT, A DISTANCE OF NINETY FEET TO A 1/2" IRON ROD FOUND AT THE NORTH LINE OF A 1.84 ACRE TRACT CONVEYED BY JUANITA HENNING COMPANY BY PRIVATE RECORD IN THE OFFICE, RECORDS OF HIDALGO COUNTY, TEXAS, SAME BEING THE SOUTHWEST CORNER OF SAID JUANITA SUBDIVISION AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT.

THENCE, NORTH 89°01'00" WEST, ALONG THE NORTH LINE OF SAID JUANITA SUBDIVISION SAME BEING THE NORTH LINE OF SAID 1.84 ACRE TRACT, A DISTANCE OF SIXTY FEET TO A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID JUANITA SUBDIVISION, SAME BEING THE SOUTHWEST CORNER OF SAID 1.84 ACRE TRACT; THENCE, NORTH 89°01'00" WEST, ALONG THE NORTH LINE OF SAID JUANITA SUBDIVISION, SAME BEING THE NORTH LINE OF SAID 1.84 ACRE TRACT, A DISTANCE OF SEVENTY FEET TO THE POINT OF BEGINNING.

THENCE, NORTH 89°01'00" WEST, ALONG THE WEST LINE OF SAID JUANITA SUBDIVISION SAME BEING THE WEST LINE AND LOT 1 OF SAID LAND SUBDIVISION, A DISTANCE OF SEVENTY FEET TO THE POINT OF BEGINNING.

CONTAINING WITHIN THESE METES AND BOUNDS A TRACT OF LAND MORE OR LESS.

TBPE F-2258  
TBPELS F-10194796

2424 MIHOGA ST. PHONE NO. (855) 403-8787  
MESSENGER, TX 78874 Email: zhangengineering@gsllc.com

**S2 ENGINEERING, PLLC**  
CIVIL ENGINEERING - CONSTRUCTION MANAGER - TBPE F-225808



# 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  
eschewed.*

Precinct 1 2 3 4

T.J. Arredondo  
Director of Planning

Application No: N/A

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

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

Name: Mario Valeria Garcia

Address: 501 E. Yarrow Ave.  
Weslaco, TX 78504

Water Supplier: City of Edinburg

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

Phone: 415-2751

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

regarding the land described as: Dos Garcia lot 1

on March 7, 2023, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

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

- yes A plat has been prepared;
- yes A plat has been reviewed and approved by the Commissioners Court;
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;
- no an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable;
- yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023;
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(Date approved 12/20/22);

(verified by Flor Seim);

(verified by [Signature]);

(verified by [Signature]);

(verified by Flor Seim);

[Signature]  
Planning Department Authorized Signature

[Signature]  
Hidalgo County Judge

Date

ATTEST: [Signature]  
Hidalgo County Clerk

Date 3/8/23



PLANNING DEPARTMENT
County of Hidalgo

Rev. 06-03-15

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

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

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

T.J. Arredondo, CFM
Director of Planning

Precinct 234

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: Mario O. Garza & Valerie K. Garza

Address: 501 E Yarrow Avenue

McAllen, Texas 78504

Phone: (956) 475-2751

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

See Attached Warranty Deed DOS GARZA SUBDIVISION LOT 1

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Valerie K Garza
Requesting Party (Signature)

12/7/2022
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

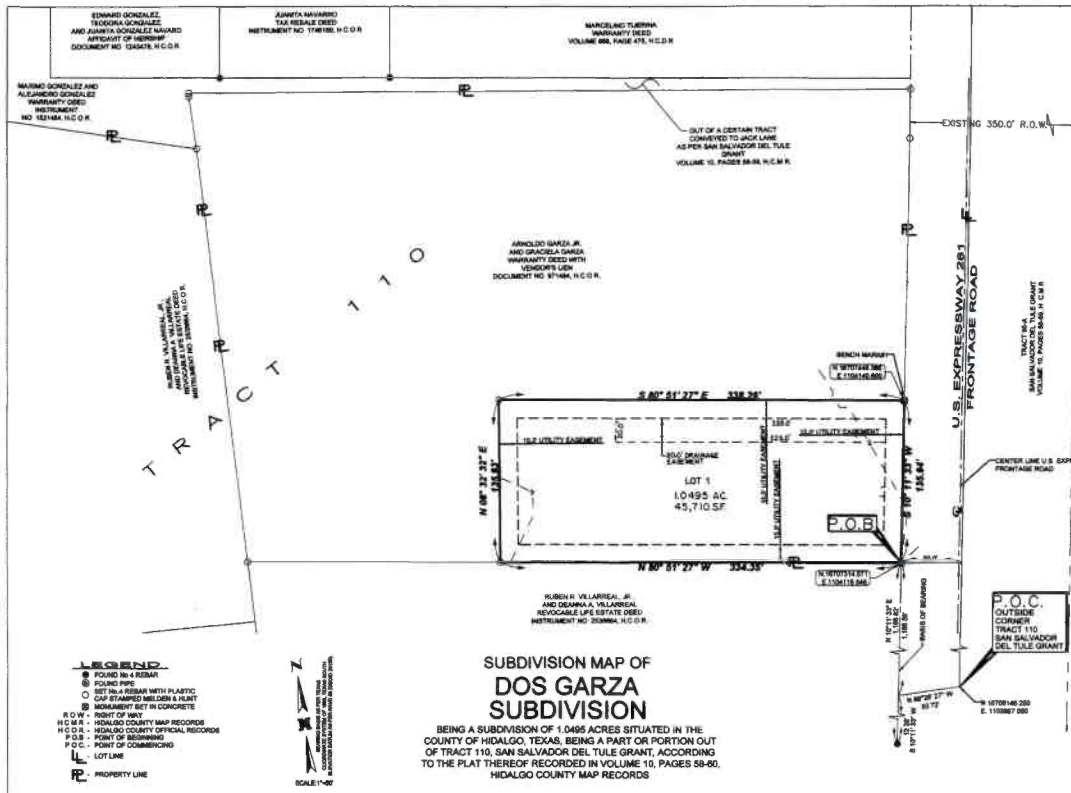
- X Deed
Executory Contract
Lease
Rent Receipt
Affidavit
Other (describe) Copy of Subd. plat

This part to be filled out by receiving county official:

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

2/15/23
Date

John Sevin
County Official



**LEGEND**

- FOUND IN A REBAR
- FOUND IN A REBAR WITH PLASTIC CAP STAMPED WITH 'M&H'
- ▭ MONUMENT SET IN CONCRETE
- R.O.W. POINT OF WAY
- H.C.R. HIDALGO COUNTY MAP RECORDS
- H.C.D.R. HIDALGO COUNTY OFFICIAL RECORDS
- P.O.B. POINT OF BEGINNING
- P.C. POINT OF COMMENCING
- L.L. LOT LINE
- PROPERTY LINE

**LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRAJURISDICTION OF A MUNICIPALITY.**

DOS GARZA SUBDIVISION IS LOCATED IN THE NORTHERN PART OF HIDALGO COUNTY LOCATED 1.0495 AC SOUTH FROM THE INTERSECTION OF U.S. EXPRESSWAY 281 AND RED BATE ROAD. THE ONLY HEAVY MUNICIPALITY IS THE CITY OF EDINBURG. ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG, POLLUTION DISTRICT DOS GARZA SUBDIVISION LIES APPROXIMATELY 3.2 MILES NORTH OF THE CITY LIMITS AND IS WITHIN THE 2.22 MILE EXTRAJURISDICTIONAL ZONE (ETC UNDER LOCAL GOVERNMENT CODE § 211.01 AND 42.01). THIS SUBDIVISION FALLS WITHIN PRECINCT 4.



**SUBDIVISION MAP OF DOS GARZA SUBDIVISION**

BEING A SUBDIVISION OF 1.0495 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF TRACT 110, SAN SALVADOR DEL TULE GRANT, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 10, PAGES 58-60, HIDALGO COUNTY MAP RECORDS

**INDEX TO SHEET OF DOS GARZA SUBDIVISION**

SHEET 1 DESCRIPTION: WRITER AND BOUNDARY, RECORD, MEET, LOCATION MAP AND (E)L PRINCIPAL CONTRACTS, MAP, LOT, STREET, AND EASEMENT LAYOUT, SURVEYORS CERTIFICATION, OWNERS DEDICATION, CERTIFICATION, ATTESTATION, ENGINEERING CERTIFICATION, REVISION NOTES, PLAT NOTES AND RESTRICTIONS, CERTIFICATION, ATTESTATION, CITY, APPROVAL CERTIFICATE, HIDALGO COUNTY JUDGE, EDINBURG PLANNING & ZONING, RECORDING CERTIFICATE, REGISTRATION DISTRICT, H.C.D. NO. 1

SHEET 2 ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSION), DETAILS

ENGINEERING REPORT, INCLUDING DESCRIPTION OF WASTE WATER AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSION), DETAILS

ENGINEERING REPORT, INCLUDING DESCRIPTION OF DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND ENGINEERING CERTIFICATION, CONSTRUCTION DETAILS

**METES AND BOUNDS DESCRIPTION:**

A TRACT OF LAND CONTAINING 1.0495 ACRES SITUATED IN HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF TRACT 110, SAN SALVADOR DEL TULE GRANT, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 10, PAGES 58-60, HIDALGO COUNTY MAP RECORDS, SAID 1.0495 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN OUTSIDE CORNER OF SAID TRACT 110 AND BEING WITHIN THE EXISTING NORTH-WAY OF U.S. EXPRESSWAY 281; WHEREAS SAID OUTSIDE CORNER BEARS N 89° 57' 27" W A DISTANCE OF 60.75 FEET AND S 91° 37' 37" W A DISTANCE OF 12.36 FEET;

THENCE N 89° 57' 27" W A DISTANCE OF 334.38 FEET TO A POINT OF BEGINNING LOCATED ON THE EASTING RIGHT-OF-WAY LINE OF U.S. EXPRESSWAY 281, A DISTANCE OF 1.9819 FEET TO A PIPE FOUND, SORTING WITHIN (E)L, LOCATED 100 FEET FROM THE POINT OF BEGINNING AND THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

1. THENCE N 89° 57' 27" W A DISTANCE OF 334.38 FEET TO A NO. 4 REBAR SET FOR THE SOUTHWEST CORNER OF THIS TRACT;

2. THENCE N 89° 57' 27" W A DISTANCE OF 126.62 FEET TO A NO. 4 REBAR SET FOR THE NORTHEAST CORNER OF THIS TRACT;

3. THENCE S 91° 37' 37" W A DISTANCE OF 238.28 FEET TO A MONUMENT SET IN CONCRETE AND BEING ON THE EXISTING WEST RIGHT-OF-WAY LINE OF U.S. EXPRESSWAY 281; A DISTANCE OF 15.84 FEET TO THE POINT OF BEGINNING AND THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

4. THENCE S 91° 37' 37" W ALONG THE EXISTING WEST RIGHT-OF-WAY LINE OF U.S. EXPRESSWAY 281, A DISTANCE OF 15.84 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.0495 ACRES OF LAND, MORE OR LESS.

DRAWN BY: **CINDY G. GIBBELL, E.** DATE: 10-11-22

SURVEYED, CHECKED: \_\_\_\_\_ DATE: \_\_\_\_\_

**MELDEN & HUNT INC.**  
SURVEYORS & ENGINEERS

115 W. HUNTERY FINE, EDINBURG, TX 78841  
PH: (855) 341-0061 FAX: (936) 341-1830  
ESTABLISHED 1947 www.meldenandhunt.com

**PRINCIPAL CONTACTS**

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: MARIO GARZA	301 E TARRANT AVE	MCKALEN, TX 78864	(936) 467-2871	COYNE 361-1536
ENGINEER: ROBERTO H. TAMEZ, P.E.	110 W. HUNTERY FINE	EDINBURG, TX 78841	(855) 341-0061	(936) 341-1830
SURVEYOR: ROBERTO H. TAMEZ, P.E.	110 W. HUNTERY FINE	EDINBURG, TX 78841	(855) 341-0061	(936) 341-1830

- GENERAL PLAT NOTES & RESTRICTIONS**
- FLOOD ZONE STATEMENT: ZONE "C" AREAS OF MINIMAL FLOODING.
  - ZONE "C" COMMUNITY: PANEL NO. 480334 0225 B, MAP REVISED, JANUARY 02, 1981.
  - SETBACKS: FRONT: 50.00 FEET. SIDE: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER. REAR: 30.00 FEET OR EASEMENT WHICHEVER IS GREATER.
  - NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS SHALL BE SPECULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION AND RECORDING FROM THOSE OCCUPYING THE LOT.
  - MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" TOP OF CURB AND/OR 24" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE MAY BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
  - THE FOLLOWING EASEMENTS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:
    - 38.14' R.O.W. DISSEMINATED 18" MONUMENT SET IN CONCRETE LOCATED AT THE NORTHEAST CORNER OF THIS SUBDIVISION, N 16° 07' 44.38" E, 11041.6000, ELEV. 7943
  - IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 2.08 CUBIC FEET (62.72 GALLONS) OF STORM WATER RUNOFF, DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET No. 4 FOR STORM WATER IMPROVEMENTS.) LOT DEVELOPER SHALL BE RESPONSIBLE FOR MAINTENANCE OF THEIR DETENTION POND.
  - LOTS SHALL HAVE A POST DEVELOPMENT FRESH GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROUNDING PATCH AT A SLOPE SUFFICIENT TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION.
  - NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, TREES, AND OTHER PLANTINGS (EXCEPT LOW LIEVE LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
  - ALL PUBLIC UTILITIES EASEMENTS DESIGNATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIGHEST COUNTY WOOD SUBDIVISION RULES. BY SHOWING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
  - THE PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEPTIC, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
  - THESE ARE NO VISIBLE WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
  - ALL CONSTRUCTION SHALL COMPLY WITH STORMWATER POLLUTION PREVENTION PLAN AND REQUIREMENTS OF THE HIGHEST COUNTY WOOD SUBDIVISION RULES. IN ACCORDANCE WITH THE STORMWATER ORDINANCE 88.30 OF THE CITY OF EDINBURG ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT.
  - ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TDD AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
    - A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY.
    - B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
    - C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
  - SOIL ANALYSIS HAS BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THE SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ADOPTED DRAIN FIELD SYSTEM.
  - APPROVED "OSSF" FORM APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.
  - MARIO GARZA, R. VALDEA, GARZA, THE OWNERS & SUBDIVIDERS OF DOS GARZA SUBDIVISION HEREBY WARRANT AND WARRANTS TO THE PURCHASER OF EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOTS AS DESCRIBED ON SHEET NO.2 OF THIS PLAT.
  - EACH PURCHASE 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.

**18. TEST DRIVEWAY/ENTRANCE PERMIT IS REQUIRED FOR LOT 1 PRIOR TO THE CONSTRUCTION OF A DRIVEWAY/ENTRANCE ON TO U.S. EXPRESSWAY 281 FRONTAGE ROAD. TRUCK ACCESS PERMIT IS REQUIRED PRIOR TO THE INSTALLATION OF A DEVELOPMENT APPLICATION PERMIT.**

**17. DRAINAGE DETENTION POND SHALL TO BE CONSTRUCTED IN DESIGNATED EASEMENT AREAS AS DESCRIBED BY PROJECT PLAT ENGINEER AT DEVELOPMENT APPLICATION PERMIT STAGE PRIOR TO THE COUNTY ISSUING A FINAL LIGHT AND WATER CLEARANCE. NO FINAL LIGHT OR WATER CLEARANCE SHALL BE ISSUED UNTIL THE DRAINAGE DETENTION POND IS CONSTRUCTED BY OWNER AND INSPECTED BY COUNTY.**

I, THE UNDERSIGNED, ADMINISTRATOR OF THE PLANNING AND ZONING DEPARTMENT OF THE CITY OF EDINBURG, TEXAS DO HEREBY CERTIFY THAT THE SUBDIVISION PLAT AND MAP OF DOS GARZA SUBDIVISION CONFORMS TO ALL SUBDIVISION REQUIREMENTS OF THIS CITY UNDER AN APPROVED RECORDING AND BEING APPROVED FOR RECORDING ON THIS 12th DAY OF December, 2022.

ADMINISTRATOR, PLANNING AND ZONING COMMISSION

**HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE § 228.008 (A)**

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF DOS GARZA SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON 12/13/23

ATTEST: **Roberto H. Tamez, P.E.** 12/13/23

12-20-23 MM 12-11-23

**HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL**

THE UNDERSIGNED CERTIFY THAT THIS PLAT OF DOS GARZA SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON 12/13/23

12-20-23 MM 12-11-23

**STATE OF TEXAS COUNTY OF HIDALGO OWNERS DEDICATION, CERTIFICATION, AND ATTESTATION**

MARIO GARZA & VALERIA B. GARZA, AS OWNERS OF THE SAME, MORE TRACT OF LAND ENCLOSED WITHIN THE FOREGOING DOS GARZA SUBDIVISION HEREBY DEDICATE AND DEDICATE TO PUBLIC USE THE STREETS, PARKS AND EASEMENTS SHOWN HEREIN. CERTIFY THAT WE HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 122.032 AND THAT:

- WE Warrant utility and connections TO THE LOTS MEET, OR WILL MEET THE MINIMUM STANDARD OF STATE ENGINEERS.
- SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS, MEET, OR WILL MEET THE MINIMUM STANDARD OF STATE ENGINEERS.
- ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET THE MINIMUM STANDARD OF STATE ENGINEERS.
- GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET THE MINIMUM STANDARD OF STATE ENGINEERS.

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

**MARIO GARZA** DATE: 12/13/23  
**VALERIA B. GARZA** DATE: 12/13/23

301 E TARRANT AVE, MCKALEN, TEXAS 78864  
301 E TARRANT AVENUE, MCKALEN, TEXAS 78864

**STATE OF TEXAS COUNTY OF HIDALGO**

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED MARIO GARZA AND VALERIA B. GARZA, WHO BEING THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, AND DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE SIGNED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 12th DAY OF December, 2022.

**Lydia Blum** NOTARY PUBLIC IN THE STATE OF TEXAS MY COMMISSION EXPIRES: \_\_\_\_\_

**STATE OF TEXAS COUNTY OF HIDALGO**

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED VALERIA B. GARZA AND MARIO GARZA, WHO BEING THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, AND DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE SIGNED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 12th DAY OF December, 2022.

**Lydia Blum** NOTARY PUBLIC IN THE STATE OF TEXAS MY COMMISSION EXPIRES: \_\_\_\_\_

**STATE OF TEXAS COUNTY OF HIDALGO**

I, THE UNDERSIGNED, ROBERTO H. TAMEZ, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LAND HEREIN DESCRIBED.

ROBERTO H. TAMEZ, P.E. 12/13/23  
DATE PREPARED: 11-23-22  
JOB NO: 22141-01

**STATE OF TEXAS COUNTY OF HIDALGO**

ROBERTO H. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT AND MAP OF DOS GARZA SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON 12/13/23.

DATE THIS PLAT WAS APPROVED: 12/13/23

ROBERTO H. TAMEZ, P.E. 12/13/23  
DATE SURVEYED: 01-11-2022  
12-14-22, PL

SURVEY JOB # 21986-01

**STATE OF TEXAS COUNTY OF HIDALGO**

APPROVED BY DRAINAGE DISTRICT

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE § 84.011 (3). THE DISTRICT HAS NOT EXPENDED AND DOES NOT INTEND THAT THE DRAINAGE STRUCTURES BE BUILT ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND DESIGN ENGINEER TO MAKE THEIR DETERMINATIONS.

**FILED FOR RECORD IN HIDALGO COUNTY**

APPROVED BY DRAINAGE DISTRICT

ON: 12-19-23 AT 2:54 AM

INSTRUMENT NUMBER: 3420318

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

By: **Smuelo** DEPUTY

<b>PLANNING DEPT. PCT 3 CERTIFICATE OF PLAT &amp; UTILITY STATUS</b>		
	<b>APPLICANT</b>	<b>APPLICATION NO.</b>
1.	DAYANNA GALVAN	3-4904
2.		
3.		
4.		
5.		
6.		
7.		
	COMM. COURT: MARCH 7, 2023	



# PLANNING DEPARTMENT

Rev. 05-18-20

## County of Hidalgo

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

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

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

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2(3)4

Application No: 3-4904

### 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: DAYANA GALVAN  
Address: 10429 N. LA HOMA Rd  
MISSION, TX.  
78574  
Phone: (760) 963-7761

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	<u>Rudy R</u> Authorized Signature
Date Approved:	<u>1 / 1</u>	<u>Pre Incm</u> <u>02 / 1 / 23</u>

Water Supplier: Shary Land Water  
Utility Provider: [ ] M.V.E.C. [x] AEP  
Account/ESI No.: 10032789469152840  
[ ] Temporary Pole [x] Permanent Service

regarding the land described as: PRADERA Lot 4

on March 7, 20 23, 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 1/28/98);
  - YES A plat has been reviewed and approved by the Commissioners Court; (verified by Joy Center);
  - 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 Joy Center);
  - 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 Joy Center);
  - 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 Joy Center);
  - YES electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by Joy Center);

Joy Center  
Planning Department Authorized Signature

Richard F. Carter  
Hidalgo County Judge  
Date 3/7/23

APPROVED BY  
COMMISSIONERS COURT  
ON: 3/7/23 BMS

ATTEST: Antonio Guajardo Jr.  
Hidalgo County Clerk  
Date 3/7/23



# PLANNING DEPARTMENT

Rev. 05-18-20

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

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 3-4904

### 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: DAYANA GALVAN  
Address: 10429 N. LA HOMER RD  
MISSION TX 78574  
Phone: (760) 963-7761

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

PRADERA Lot 4

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

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

DAYANA GALVAN 2/13/2023  
Requesting Party (Signature) 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:

2/16/2023  
Date

Joy Cortez  
County Official

Charge to: VLTC  
GF # 172413

XO  
21-062

**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.**

**SPECIAL WARRANTY DEED**

**Date:** March 19, 2021

**Grantor:** SANDALIO R. GARCIA and wife, JESSICA M. GARCIA

**Grantor's Mailing Address:** 9413 N. Bentsen Road  
McAllen, Texas 78504  
Hidalgo County

**Grantees:** DAYANNA GALVAN, a single person

**Grantees' Mailing Address:** 6013 N. Side Drive  
Mission, Texas 78574  
Hidalgo County

**Consideration:** Ten Dollars (\$10.00) and other good and valuable consideration.

**Property (including any improvements):**

All of Lot Four (4), PRADERA SUBDIVISION, Hidalgo County, Texas according to the map recorded in Volume 33, Page 37, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

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

- a. Statutory easements, rules regulations and rights in favor of Hidalgo County Irrigation District No. 6.
- b. Minimum floor elevations, setback lines, easements and restrictions as shown on the map of Pradera Subdivision, recorded in Volume 33, Page 37, Map Records of Hidalgo County, Texas.
- c. Easements for public roads, highways, and waterways in the nature of ditches, canals, and/or laterals for the proper irrigation and drainage as shown by instrument dated February 19, 1947, recorded March 11, 1947 in Volume 598, Page 430, Deed Records of Hidalgo County, Texas.
- d. Easement and Right of Way in favor of Central Power and Light Company as shown by instrument dated November 10, 1959, recorded December 9, 1959 in Volume 964, Page 655, Deed Records of Hidalgo County, Texas.
- e. Mineral and/or royalty reservation contained in deed dated March 28, 1980, recorded April 15, 1980 in Volume 1669, Page 186, Deed Records of Hidalgo County, Texas.
- f. Mineral and/or royalty reservation contained in deed dated May 22, 1988, filed May 22, 1998 under Document Number 679819, Official Records of Hidalgo County, Texas.
- g. Mineral and/or royalty reservation contained in deed dated May 13, 2004, filed June 30, 2004 under Document Number 1352762, Official Records of Hidalgo County, Texas.

h. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated April 7, 1975, by and between International Fencer Company, Inc., a Corporation acting herein by and through its duly authorized officers, as Lessor, and Hale Schaleben, as Lessee, as set forth in memorandum recorded on May 13, 1975, in Volume 353, Page 219, Deed Records of Hidalgo County, Texas. Reference to which instrument is here made for particulars.

i. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated February 4, 1983, by and between Rayval Limited, a British Virgin Island Corporation, acting herein by and through its duly authorized officers, as Lessor, and A. L. Hoting, as Lessee, as set forth in memorandum recorded on October 11, 1983, in Volume 1888, Page 706 Official Records of Hidalgo County, Texas. Reference to which instrument is here made for particulars.

j. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated February 4, 1986, by and between Investors Syndicate of the Southwest, Inc., acting herein by and through its duly authorized officers, as Lessor, and Royal Oil & Gas Corporation, as Lessee, as set forth in memorandum recorded on December 30, 1989, in Volume 2265, Page 540, Official Records of Hidalgo County, Texas. Reference to which instrument is here made for particulars.

k. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated April 12, 1989, by and between Investors Syndicate of the Southwest, Inc., acting herein by and through its duly authorized officers, as Lessor, and LB Industries, Inc., as Lessee, as set forth in memorandum recorded on May 31, 1989, in Volume 2763, Page 165, Official Records of Hidalgo County, Texas. Reference to which instrument is here made for particulars.

l. Terms, stipulations and conditions contained in Order and Resolution of the Board of Directors of Hidalgo County Irrigation District No.6, filed December 11, 1998 under Document Number 732570, Official Records of Hidalgo County, Texas.

m. Rights of parties in possession.

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

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

Grantor, for the consideration and subject to the reservations from conveyance and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee all of Grantor's interest in the property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the reservations from conveyance and exceptions to conveyance and warranty.

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

  
SANDALIO R. GARCIA

  
JESSICA M. GARCIA

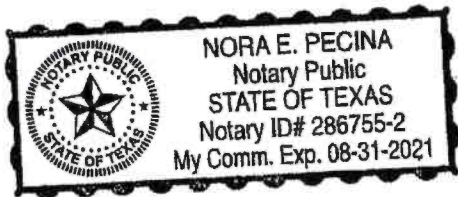
*This instrument was prepared based on information furnished by the parties, and no independent title search has been made.*

{Certificate of Acknowledgment}

STATE OF TEXAS §  
COUNTY OF HIDALGO §

Before me, a notary public in and for the state of Texas, on this day personally appeared SANDALIO R. GARCIA and wife, JESSICA M. GARCIA, who proved to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the 19<sup>th</sup> day of March, 2021.



*Nora E. Pecina*  
\_\_\_\_\_  
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

PRESTIA & ORNELAS  
P. O. Box 876  
Edinburg, Texas 78540  
Tel: (956) 383-6251  
Fax: (956) 381-8183

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

10/11/2022 9:52:23 AM



Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
2818 S Business Hwy 281	1900 Joe Stephens Ave. Ste. A	2401 N. Moorefield Rd.
Edinburg, Texas 78539	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 3-4904  
 Receipt No.: 026271  
 P8112-00-000-0004-00

GALVAN DAYANNA  
 10429 LA HOMA ROAD  
 MISSION, TX 78574  
 (956) 867-8026  
 (956) 867-8026

- [1] Contractor: SELF
- [2] Water System: Sharyland WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1200Sq.Ft.
- [5] Legal Description: PRADERA LOT 4
- [6] Location: LA HOMA AND 8 1/2 MILE
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$50000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340300D  
 Precinct: 3  
 Certification of Elevation Required: No  
 Setbacks: Front 50', Rear 25', Side 7', Side 7', Corner '  
 Special Conditions: MUST COMPLY WITH ALL REGULATIONS  
 AND COUNTY SETBACKS  
 Description: Permit 3-4904  
 Price: \$30.00

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

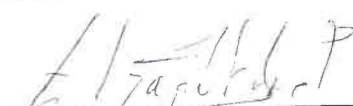
Method of Payment: Cash  
 Check/M.O.#:  
 Payment: \$30.00  
 Change Due: \$0.00  
 Application: javier.cerda  
 Inspector: javier.cerda  
 Receipt: javier.cerda

  
 \_\_\_\_\_  
 Cashier

10-11-22  
 \_\_\_\_\_  
 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

10-11-22  
 \_\_\_\_\_  
 Date

PLANNING DEPT. PCTS 1 CERTIFICATE OF PLAT & UTILITY STATUS

APPLICANT

APPLICATION NO.

1. FEDERICO PEREZ JR

1-6842

2.

COMM. COURT: March 7, 2023



# 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  
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956-973-7850

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956-205-7045  
956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-6842

### 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: Federico Percz Jr

Address: 23464 FM 88  
Edcouch TX  
78538

Phone: 956-622-8897

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

Water Supplier: North Alamo

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

Account/ESI No.: 10032789414519423  
[ ] Temporary Pole [  ] Permanent Service

regarding the land described as:

Oak Hill Ranch Ph 1 Lot 47

on March 7, 2023; 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; (Date approved 3-22-2007);
- A plat has been reviewed and approved by the Commissioners Court; (verified by H. Ser);
- 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 H. Ser);
- 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 H. Ser);
- 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 H. Ser);
- electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by H. Ser);

Heath Ser  
Planning Department Authorized Signature

Ricardo F. Cruz  
Hidalgo County Judge

3/7/23  
Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 3/7/23

ATTEST:

Antonio Guajardo Jr.  
Hidalgo County Clerk

3/7/23  
Date



# PLANNING DEPARTMENT

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: 1-6842

### 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: Federico Perez Jr.

Address: 23464 FM 88  
Edcouch TX 78538.

Phone: 956 622-8897

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

Oak Hill Ranch Ph 1 lot 47

#### 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)

2-9-23  
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:

2/13/23  
Date

\_\_\_\_\_  
County Official

CHARGE: VLTC  
GF# 180971/JR

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

### GENERAL WARRANTY DEED

Date: November 14, 2022

Grantor: AARON CANO GONZALES and wife, YVETTE GONZALEZ

Grantor's Mailing Address: 804 S. 6<sup>th</sup> Street  
McAllen, Texas 78501

Grantee: FEDERICO PEREZ, JR., a single man

Grantee's Mailing Address: P.O. Box 8  
Weslaco, Texas 78599

Consideration: TEN AND NO/100THS DOLLARS (\$10.00) AND OTHER VALUABLE CONSIDERATION.

Property (including any improvements):

All of Lot 47, OAK HILL RANCH PHASE I, an Addition to the City of Elsa, Hidalgo County, Texas, according to the map recorded in Volume 52, Pages 161-169, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from Conveyance: NONE.

Exceptions to Conveyance and Warranty:

1. Restrictive covenants dated March 27, 2007, filed March 27, 2007 under Document Number 2007-1738991; amendment dated August 15, 2007, filed August 16, 2007 under Document Number 2007-1795479; second amendment dated December 5, 2007, filed December 5, 2007 under Document Number 2007-1833265; third amendment dated March 12, 2008, filed March 25, 2008 under Document Number 2008-1871706; dated April 24, 2008, filed April 24, 2008 under Document Number 2008-1882643; dated March 1, 2010, filed March 4, 2010 under Document Number 2010-2080709; dated June 14, 2013, filed June 20, 2013 under Document Number 2013-2423478; filed September 17, 2015 under Document Number 2015-2646737; dated August 14, 2015, filed September 17, 2015 under Document Number 2015-2646738; dated March 1, 2017, filed March 7, 2017 under Document Number 2793810; dated October 10, 2017, filed October 12, 2017 under Document Number 2857066; dated April 16, 2018, filed April 19, 2018 under Document Number 2908621 and dated December 31, 2020, filed January 7, 2021 under Document Number 3181650, all in the Official Records and Volume 52, Pages 161-169, Map Records of Hidalgo County, Texas.
2. Annual maintenance charge and/or current assessments as set forth in instrument dated March 27, 2007, filed March 27, 2007 under Document Number 2007-1738991; dated April 24, 2008, filed April 24, 2008 under Document Number 2008-1882643; dated March 1, 2017, filed March 7, 2017 under Document Number 2793810 and dated April 16, 2018, filed April 19, 2018 under Document Number 2908621, Official Records, Hidalgo County, Texas.
3. Easements, rules, regulations and rights in favor of Engelman Irrigation District.
4. Minimum floor elevations, setback lines; 100 foot front, 20 foot rear, 20 foot sides, 5 foot easement in favor of North Alamo Water Supply Corporation along the Southeast side, 10 foot exclusive easement in favor of North Alamo Water Supply Corporation along the Southeast side, 15 foot utility easement along the Southeast 15 feet, 20 foot drainage easement along the Northwest side, swale along the Northwest side and restrictions as shown

on the map of Oak Hill Ranch Phase I, recorded in Volume 52, Pages 161-169, Map Records of Hidalgo County, Texas and as referenced on survey prepared by Arturo A. Salinas, R.P.L.S. No. 4802, dated October 26, 2022, Job No. 22-64056.

5. Easement for roadways, canals, drainage ditches, laterals, etc., in favor of Mestenas Water Company, a Corporation as shown by instrument dated November 16, 1929, recorded in Volume 320, Page 200 and dated April 25, 1930, Volume 325, Page 211, Deed Records of Hidalgo County, Texas.
6. Easement and right of way in favor of Central Power and Light Company as shown by instrument dated January 2, 1930, recorded in Volume 325, Page 359, Deed Records of Hidalgo County, Texas.
7. Easement and right of way in favor of North Alamo Water Supply corporation as shown by instrument dated August 12, 1969, recorded in Volume 1260, Page 823, Deed Records of Hidalgo County, Texas.
8. Mineral and/or royalty reservation contained in deed dated January 14, 1974, recorded in Volume 1393, Page 821, Deed Records; dated January 24, 2006, filed January 31, 2006 under Document Number 1572966 and dated May 11, 2017, filed May 11, 2017 under Document Number 2813874, Official Records of Hidalgo County, Texas.
9. All water rights and rights to water reserved as shown by instrument dated May 11, 2017, filed May 11, 2017 under Document Number 2813874, Official Records of Hidalgo County, Texas.
10. Management Certificate as shown by instrument dated October 27, 2021, filed October 29, 2021 under Document Number 3277508; filed October 5, 2021 under Document Number 3269666 and filed October 29, 2021 under Document Number 3277508, all in the Official Records of Hidalgo County, Texas.
11. Bylaws of Oak Hill Ranch Homeowners Association as shown by instrument dated March 27, 2007, filed March 28, 2007 under Document Number 2007-1739289 and First Amendment dated March 3, 2017, filed March 7, 2017 under Document Number 2793811 and dated October 29, 2020, filed October 29, 2020 under Document Number 3161754, Official Records of Hidalgo County, Texas.
12. Resolutions of the Board of Directors of Oak Hill Ranch Phase I and II Homeowners Association, Inc. Regarding Assessment Collections Fine Policy Builder's Agreement and Payment Plans as shown by instrument dated December 19, 2019, filed January 10, 2020 under Document Number 3078407; dated December 19, 2019, filed January 10, 2020, under Document Number 3078408 and dated December 19, 2019, filed January 10, 20120 under Document Number 3078409, Official Records of Hidalgo County, Texas.
13. Oak Hill Ranch Homeowners Association Resolution of the Board of Directors regarding show animals as shown by instrument dated September 15, 2021, filed September 23, 2021 under Document Number 3265914, Official Records of Hidalgo County, Texas.
14. Standby fees, taxes and assessments by any taxing authority for the year 2023, 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 whosoever 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 and Grantee agree that Grantor has conveyed the Property and Grantee has accepted the Property in its "AS IS" CONDITION, with any and all defects and without warranty except for the warranties of title and the warranties in the contract executed between Grantor and Grantee.

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

  
AARON CANO GONZALES

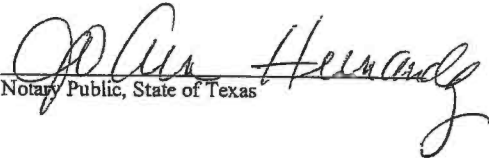
  
YVETTE GONZALEZ

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on this 14 day of November, 2022,  
by AARON CANO GONZALES.



  
Notary Public, State of Texas

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on this 17 day of November, 2022,  
by YVETTE GONZALEZ.



  
Notary Public, State of Texas

PREPARED IN THE LAW OFFICE OF:  
JEFFERSON A. CRABB / vm  
6013 N. 10<sup>th</sup> Street/P.O. Box 720032  
McAllen, Texas 78504

AFTER RECORDING RETURN TO:  
FEDERICO PEREZ, JR.  
P.O. Box 8  
Weslaco, Texas 78599



Chapter 232, Texas Local Government Code

12/1/2022 3:49:52 PM

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
2818 S Business Hwy 281 Edinburg, Texas 78539 Ph: 956-318-2840 Fax: 956-318-2844	1900 Joe Stephens Ave. Ste. A Weslaco, Texas 78596 Ph: 956-968-4734 Fax: 956-973-7850	2401 N. Moorefield Rd. Mission, Texas 78572 Ph: 956-205-7045 Fax: 956-205-7049

Permit No.: Permit 1-6842  
Receipt No.: 026983  
00557-01-000-0047-00

PEREZ FEDERICO JR  
PO BOX 8  
WESLACO, TX 78599  
(956) 622-8897  
(956) 622-8897

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 3000Sq.Ft.
- [5] Legal Description: OAK HILL RANCH PH 1 LOT 47
- [6] Location: fm 88 & mile 20
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$128000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340350C  
Precinct: 1  
Certification of Elevation Required: No  
Setbacks: Front 100', Rear 20', Side 20', Side 20', Corner '  
Special Conditions: must comply with all county setbacks & regulations  
Description: Permit 1-6842  
Price: \$30.00

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

Method of Payment: Check  
Check/M.O.#: 3136  
Payment: \$30.00  
Change Due: \$0.00  
Application: sonia.vazquez  
Inspector: leo.najera  
Receipt: sonia.vazquez

Sonia Vazquez      12/1/22  
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.

Francisco Gonzalez      12-1-22  
Signature of Owner or Applicant      Date