



OFFICE OF THE COUNTY JUDGE County of Hidalgo

RICHARD F. CORTEZ

County Judge

CERTIFICATES OF PLAT APPROVALS – CONSENT AGENDA

COMMISSIONERS COURT AGENDA FOR April 4, 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	8
CERTIFICATES OF RESIDENCE CONSTRUCTION	0
CERTIFICATES OF WATER SERVICE AVAILABILITY	3
TOTAL CERTIFICATES	



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 @ 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 1-6908

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

Upon the application of:

Name: Martha F. Garza

Address: P.O. Box 339
Elser, TX 78543.

Physical

201502 mile 4 W. Edcouch TX.

Phone: 956-534-7506

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

Water Supplier: N.A.W.S

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

Account/ESI No.: 100327894611865
 Temporary Pole Permanent Service

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

Martha F. Garza IAC GR, 90 AC Net
Legal desc: Lot 5208.71' - N1043.55 - W208.7' Lot 5 BK 99.

Permit #
1-6908

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

and who has submitted to the court an affidavit as required by Local Govt. Code Sec. 232.029 (f), on April 4, 2023, the Hidalgo County Commissioners Court approved the issuance of this certificate stating as follows (strike through the statement that does not apply)

RECEIVED

By: [Signature]

MAY 1 2023

Hidalgo County
Planning Dept.

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

[Signature]
Hidalgo County Judge

4/4/23
Date

ATTEST: [Signature]
Hidalgo County Clerk

4/5/23
Date

APPROVED BY
COMMISSIONERS COURT
ON: 4/4/23



PLANNING DEPARTMENT

Rev. 6-14-22

County of Hidalgo

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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 1-6908

**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

Martha F Garza

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

- "I am requesting utility service to the following described land: S 208.71' - N 1043.55' - W 208.71' of 20+5 81K99 1AC GR : 90AC net Block 99 Missouri Texas Land & Im. Co. Subdivision lot 5 blk 99

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

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

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

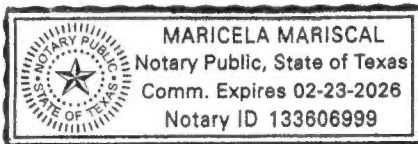
~~3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."~~

-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."

Martha F Garza (Signature)

SUBSCRIBED AND SWORN TO before me on March 17, 2023, to certify which, witnesses my hand and seal of office.



Maricela Mariscal
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



Chapter 232, Texas Local Government Code

12/22/2022 8:32:37 AM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

Permit No.: Permit 1-6908

Receipt No.: 027265

M5500-00-099-0005-00

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

- GARZA MARTHA F
- PO BOX 339
- ELSA, TX 78543
- (956) 534-7506
- (956) 534-7506
- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 29 Residential, move in or relocated building
- [4] Size of Structure: 750Sq.Ft.
- [5] Legal Description: MO-TEX S208.71'-N1043.55'-W208.71'- LOT 5 BLK 99 1.0AC GR 0.90AC NET
- [6] Location: MILE 4 W. & MONTE CRISTO RD.
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$20000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340350C

Precinct: 1

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 1-6908

Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Check

Check/M.O.#: 1872

Payment: \$30.00

Change Due: \$0.00

Application: sonia.vazquez

Inspector: gilbert.pecina

Receipt: sonia.vazquez

Cashier *Sonia Vazquez*

Date *12/22/22*

[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.

Martha F Garza

Signature of Owner or Applicant

12/22/22

Date

Charge To: VLTC

GF# 176847

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: January 20, 2022

Grantor: SYLVIA ELOISA RIOS, joined herein by my spouse, IDELFONSO RIOS

Grantor's Mailing Address:

SYLVIA ELOISA RIOS and IDELFONSO RIOS
P.O. Box 1324
Edcouch, Texas 78538

Grantee: MARTHA F. GARZA, a married person

Grantee's Mailing Address:

MARTHA F. GARZA
P.O. Box 339
Elsa, Texas 78543

Consideration:

Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

Being one acre of land, more or less, out of and a part of Lot 5, Block 99, MISSOURI-TEXAS LAND AND IRRIGATION COMPANY SUBDIVISION, Hidalgo County, Texas, according to the map recorded in Volume 1, Page 29, 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:

Beginning for reference at the Northwest corner of said Lot 5, Block 99, a distance of 1320 feet, more or less, from the Northwest corner of said Block 99, said beginning point being in a county road;

THENCE, S 09° 20' W with the West line of said Lot 5, Block 99, a distance of 834.84 feet, more or less, to the TRUE PLACE OF BEGINNING, same being the Southwest corner of a tract of land contracted to be sold by Howbert Steele and wife Olga R. Steel, to Melquiades Garcia and wife, Vicenta Trevino Garcia;

THENCE, Continuing on said West line of Lot 5, Block 99, S 09° 20' W a distance of 208.71 feet to the Southwest corner of the tract hereby conveyed;

THENCE, S 80° 40' E on a line parallel with the North line of said Lot 5, Block 99, a distance of 208.71 feet to the Southeast corner of the tract hereby conveyed;

THENCE, N 09° 20' E on a line parallel with the West line of said Lot 5, Block 99, a distance of 208.71 feet to the Northeast corner of the tract hereby conveyed;

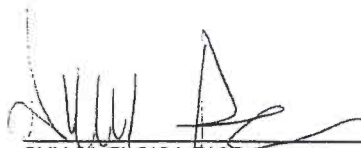
THENCE, N 80° 40' W on a line parallel with the North line of said Lot 5, Block 99, a distance of 208.71 feet, more or less to the TRUE PLACE OF BEGINNING, and containing One (1) acre of land more or less.

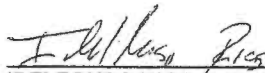
Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

1. Restrictive covenant of record dated January 7, 1981, recorded in Volume 1731, Page 197 Deed Records and dated May 25, 1984, recorded in Volume 2069, Page 616, Official Records of Hidalgo County, Texas, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.
2. Easements, rules, regulations and rights in favor of Delta Lake Irrigation District.
3. Easements, roads and reservations as shown on the map and dedication of Missouri-Texas Land and Irrigation Company's Subdivision, recorded in Volume 1, Page 29, Map Records of Hidalgo County, Texas.
4. Right of way easement in favor of Western Natural Gas Company as shown by instrument dated April 5, 1962, recorded in Volume 1036, Page 234, Deed Records of Hidalgo County, Texas.
5. Right of way easement in favor of North Alamo Water Supply Corporation as shown by instrument dated March 28, 1984, recorded in Volume 1960, Page 771, Official Records of Hidalgo County, Texas.
6. Road easements as shown by instruments dated January 7, 1981, recorded in Volume 1731, Page 197, Deed Records of Hidalgo County, Texas and dated May 25, 1984, recorded in Volume 2069, Page 616, Official Records of Hidalgo County, Texas.
7. Road easement as shown by instrument dated July 14, 1994, filed August 1, 1994 under Document Number 400855, Official Records of Hidalgo County, Texas.
8. Mineral and/or royalty reservation contained in deed dated February 1, 1945, recorded in Volume 560, Page 347; dated October 17, 1972, recorded in Volume 1344, Page 935 and 937 and dated October 9, 1974, recorded in Volume 1422, Page 343, all in the Deed Records of Hidalgo County, Texas.
9. Any claim or allegation that the land, was or is to be conveyed in violation of state statutes or any county or municipal ordinances requiring the platting of the land or affecting subdivisions, or any loss of the use of the land by reason thereof.
10. Visible and apparent easements on or across the property herein described.
11. Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.

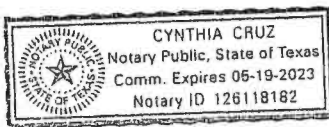

SYLVIA ELOISA RIOS

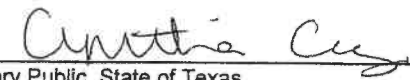

IDELFONSO RIOS

STATE OF TEXAS)

COUNTY OF HIDALGO)

This instrument was acknowledged before me on February 25, 2022, by SYLVIA ELOISA RIOS.





Notary Public, State of Texas
My commission expires: _____

STATE OF TEXAS)

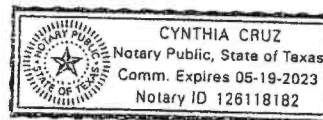
COUNTY OF HIDALGO)

This instrument was acknowledged before me on February 25, 2022, by IDELFONSO RIOS.


Notary Public, State of Texas
My commission expires: _____

PREPARED IN THE OFFICE OF &
AFTER RECORDING RETURN TO:

Anita G. Lozano
JONES, GALLIGAN, KEY & LOZANO L.L.P.
2300 West Pike Boulevard, Suite 300
WESLACO, TX 78596
Tel: (956) 968-5402
Fax: (956) 968-6089





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

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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 1-10910

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

Upon the application of:

Name: Alfredo Suenz Jr

Address: 3200 S Airport Dr
Weslaco TX 78596

Phone: 956-684-9033

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

Water Supplier: City of Weslaco

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

Account/ESI No.: 90057360483
[] Temporary Pole [] Permanent Service

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

Alfredo Suenz Jr.
West Tract W165'-E495-N204'-S660' ft

[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 Apr. 4, 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 4/4/23
Hidalgo County Judge Date

ATTEST: [Signature] 4/5/23
Hidalgo County Clerk Date

APPROVED BY
COMMISSIONERS COURT
ON: 4/4/23

RECEIVED
By: [Signature]
MAY 10 2023
Hidalgo County
Planning Department



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: 1-6910

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

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

THE STATE OF TEXAS §
COUNTY OF HIDALGO §

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

Alfredo Saenz Jr.

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

West tract W1/4S1-E4/4S-N2/4-SE1/4 T127 1.00 Ac

3200 S Airport Dr Weslaco Tx 78596."

[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]

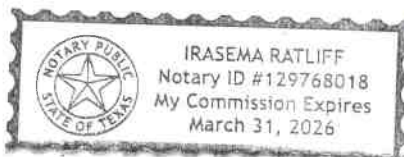
~~3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."~~

-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."

Alfredo Saenz Jr. (Signature)

SUBSCRIBED AND SWORN TO before me on March 20th, 2023 to certify which, witnesses my hand and seal of office.



Irasema Ratliff
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 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 1-6910
Receipt No.: 027286
W3800-00-765-0000-84

SAENZ ALFREDO JR & SAMANTHA JOAN HUMPHREYS

700 N NEVADA AVE
WESLACO , TX 78596

(956) 684-9033
(956) 684-9033

- [1] Contractor: SELF
- [2] Water System: City of Weslaco
- [3] Class of Work: 01 Residential, new, Single Family Dwelling
- [4] Size of Structure: 3974Sq.Ft.
- [5] Legal Description: WEST TRACT W165'-E495'-N264'-S660' FT
765 1.00AC
- [6] Location: AIRPORT & ML 5
- [7] Sewage: City of Weslaco
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$250000
- [10] Flood Zone: Zone B

Community Panel Number: 4803340525B

Precinct: 1

Certification of Elevation Required: No

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

Special Conditions: applicant must comply with all county setbacks and regulations

Description: Permit 1-6910

Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash

Check/M.O.#:

Payment: \$50.00

Change Due: \$20.00

Application: sonia.vazquez

Inspector: gilbert.mata

Receipt: sonia.vazquez

Sonia
Cashier

12/27/22
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.

Alfredo Saenz
Signature of Owner or Applicant

12-27-22
Date

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

GENERAL WARRANTY DEED

Date: July 10, 2021

Grantor: DANIEL DURAN, JR., a single person

Grantor's Mailing Address:

1200 E. Jones Ave.
Pharr, Texas 78577
Hidalgo County

Grantee: ALFREDO SAENZ, JR. and wife, SAMANTHA JOAN HUMPHREYS-SAENZ

Grantee's Mailing Address:

700 N. Nevada St.
Weslaco, Texas 78596
Hidalgo County

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):

A 1.00 acre tract of land, more or less, being the West 165 feet of the East 495 feet of the North 264 feet of the South 660 feet out of Farm Tract 765, **THE WEST AND ADAMS TRACT SUBDIVISION**, Hidalgo County, Texas, according to the Plat or Map thereof recorded in Volume 2, Pages 334 through 37, Map Records of Hidalgo County, Texas.

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty:

Easements for roadway and canal rights-of-way as reserved in Deed dated April 1, 1920, from American Rio Grande Land and Irrigation Company to E. A. Mueller, recorded in Volume 105, Page 237, Deed Records of Hidalgo County, Texas.

CLOSER (✓) GF#

Easement as reserved in Deed dated February 21, 1944, from J. B. Corser to R. C. Babb, recorded in volume 529, Page 176, Deed Records of Hidalgo County, Texas.

Easements and Conditions as shown on the Map or Plat thereof, filed for record in Volume 2, Pages 34 through 37, Map Records, Hidalgo County, Texas.

Easements, rights, rules, and regulations in favor of Hidalgo and Cameron Counties Water Control and Improvement District No. 9.

Oil and Gas Lease dated October 22, 1965, recorded in Volume 301, Page 654, dated February 9, 1972, recorded in Volume 337, Page 875, dated February 7, 1981, recorded in Volume 399, Page 368, dated April 22, 1982, recorded in volume 402, Page 211, Volume 402, Page 722, Volume 402, Page 724 and Volume 402, Page 728, Oil and Gas Lease Records, Hidalgo County, Texas. Title to said Lease not checked subsequent to date of aforesaid instrument.

An undivided 1/2 interest in all oil, gas, and other minerals reserved in Deed dated January 23, 1959, recorded in Volume 937, Page 41, all in the Deed Records of Hidalgo County, Texas. Title to said interests not checked subsequent to the date of aforesaid instruments.

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

Taxes for 2021, 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.



DANIEL DURAN, JR.

STATE OF TEXAS

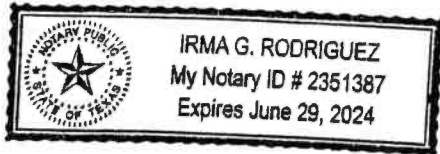
§
§
§

COUNTY OF HIDALGO

This instrument was acknowledged before me on the 10th day of July, 2021, by DANIEL DURAN, JR.

Irma G Rodriguez

Notary Public, State of TEXAS



PREPARED IN THE OFFICE OF:

Juan R. Molina, Attorney at Law
710 S. Texas Blvd.
Weslaco, Texas 78596

AFTER RECORDING RETURN TO:

Juan R. Molina, Attorney at Law
710 S. Texas Blvd.
Weslaco, Texas 78596

JRM File# _____
GF# 3190551



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: 4-10723

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

Upon the application of:

Approved by Environmental Health:	Temporary Service _____ Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:	_____ Date Approved: / /	54701 3 / 21 / 23

Name: Ivan Tapia

Address: 5215 Sendero Ave
Edinburg TX 78542

Phone: 956 1009 5086

Water Supplier: North Alamo Water

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

Account/ESI No.: 1000074828
[] Temporary Pole Permanent Service

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

ALBERTA ESTATES UT NO 2 LOT 38

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

and who has submitted to the court an affidavit as required by Local Govt. Code Sec. 232.029 (f), on April 4, 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: 4/4/23

Hidalgo County Judge

4/4/23
Date

ATTEST:

Hidalgo County Clerk

4/5/23
Date



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
---	--	---

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4
4-6783

Application No: _____

**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

Ivan Tapia

Known to me [or proved to me in the oath of Texas Driver 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:

Alberta Estates UT NO. #2 Lot 38."

[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]

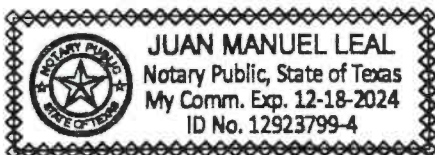
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

Ivan Tapia (Signature)

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



Juan Manuel Leal
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



Chapter 232, Texas Local Government Code

11/9/2022 2:40:23 PM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

Main Office 2818 S Business Hwy 281 Edinburg, Texas 78539
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 4-6723
Receipt No.: 026716
A2453-02-000-0038-00

TAPIA IVAN
410 QUINCE CIR.
MCALLEN, TX 78501
(956) 609-5086
(956) 609-5086

- [1] Contractor: SELF
[2] Water System: North Alamo WSC
[3] Class of Work: 25 Residential, new, Single Family Dwelling
[4] Size of Structure: 2105Sq.Ft.
[5] Legal Description: ALBERTA ESTATES UT NO. 2 LOT 38
[6] Location: i rd and alberta
[7] Sewage: N/A
[8] Construction Type: Wood
[9] Est. Cost of Construction: \$90000
[10] Flood Zone: Zone B

Community Panel Number: 4803340425C
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 30', Rear 40', Side 7', Side ', Corner 10'
Special Conditions: must comply with all setbacks and regulations required by the hcpd
Description: Permit 4-6723
Price: \$30.00

Total Amount.....\$30.00

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

Cashier (Signature)

Date 11/9/22

[NOTICE]

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Signature of Owner or Applicant (Signature)

Date 11-9-22

Gift Warranty Deed

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

Date: **October 4, 2022**

Grantor: **IMELDA TAPIA, a single person**

Grantor's Mailing Address: **207 Sandy Ave.
San Juan, Texas 78589
Hidalgo County**

Grantee: **IVAN TAPIA, a married man, as his sole and separate property and estate**

Grantee's Mailing Address: **410 Quince Cir.
McAllen, Texas 78501
Hidalgo County**

Consideration: **A gift of the property herein conveyed because of the love and affection I hold for my son.**

Property (including any improvements):

All of Lot 38, Alberta Estates, Unit No. 2, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 27, Page 176, Map Records of Hidalgo County, Texas.

Reservations from Conveyance:

Subject To:

None

Exceptions to Conveyance and Warranty:

Subject To:

All oil, gas, and other mineral reservations of record, if any;

All oil, gas leases and drilling agreements of record, if any;

Easements of record, if any;

Easements and conditions as may be contained in plat of said subdivision, if any;

Easements, rights, rules, and regulations in favor of pertaining water district, if any;

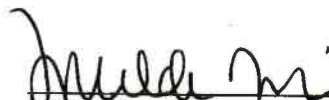
All visible easements and restrictions of record, if any.

Subdivision regulations of the County of Hidalgo and/or ordinance or governmental regulations of the City wherein the subject property lies or holds extra-territorial jurisdiction.

Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

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


IMELDA TAPIA

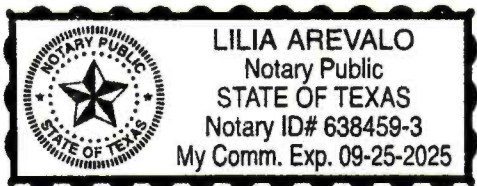
ACCEPTED BY:



IVAN TAPIA

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 4 day of October, 2022,
by **IMELDA TAPIA**.

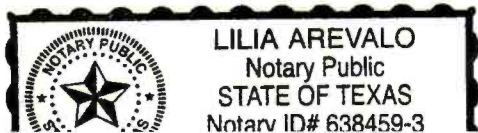



Notary Public, State of Texas

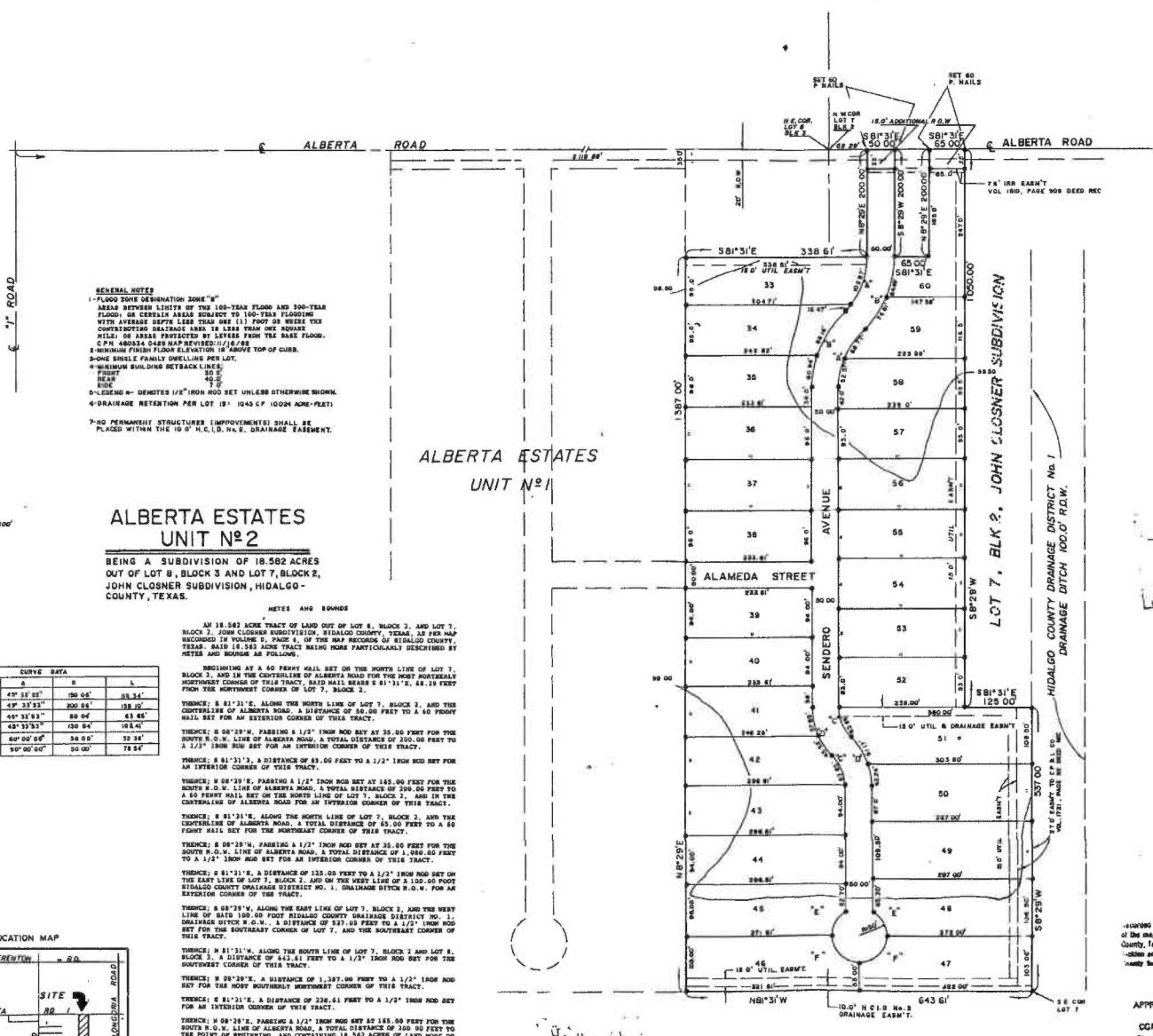
(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 4 day of October, 2022,
by **IVAN TAPIA**.




Notary Public, State of Texas



GENERAL NOTES

- 1- FLOOD ZONE DESIGNATION ZONE "X" AREAS BETWEEN LINES OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD, OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTH LESS THAN ONE (1) FOOT OR EXISTING COASTAL FLOODING AREAS IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BULK FLOOD. C.F.N. 480334-048 MAP REVISED 11/16/88
- 2- MINIMUM FINISH FLOOR ELEVATION IS ABOVE TOP OF CURB.
- 3- ONE BRUSH FAMILY DWELLING PER LOT.
- 4- MINIMUM BUILDING SETBACK LINES:
 - FRONT 30.0'
 - REAR 30.0'
 - SIDE 10.0'
- 5- EGRESS - DENOTES 1/2" IRON ROD SET UNLESS OTHERWISE SHOWN.
- 6- DRAINAGE RETENTION PER LOT IS 1043 CF (1000 GPM-FEET).
- 7- NO PERMANENT STRUCTURES (IMPROVEMENTS) SHALL BE PLACED WITHIN THE 10' O.C. U.D.S. N.E.R. DRAINAGE EASEMENT.

ALBERTA ESTATES UNIT No. 2
 BEING A SUBDIVISION OF 18.582 ACRES OUT OF LOT 8, BLOCK 3 AND LOT 7, BLOCK 2, JOHN CLOSNER SUBDIVISION, HIDALGO COUNTY, TEXAS.

CURVE DATA

Curve	A	B	L
A	25° 31' 51"	200.00'	123.34'
B	15° 21' 51"	200.00'	128.00'
C	45° 32' 51"	130.84'	108.41'
D	60° 00' 00"	38.00'	52.34'
E	50° 00' 00"	50.00'	78.24'

METES AND BOUNDS

BEING 18.582 ACRE TRACT OF LAND OUT OF LOT 8, BLOCK 3, AND LOT 7, BLOCK 2, JOHN CLOSNER SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 1, PAGE 4, OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS. SAID 18.582 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEING AND AT A 40 FEET HALL SET ON THE NORTH LINE OF LOT 7, BLOCK 3, AND IN THE CENTERLINE OF ALBERTA ROAD FOR THE MOST NORTHEAST CORNER OF THIS TRACT, SAID HALL BEARS S 81° 31' E, 89.28 FEET FROM THE NORTHEAST CORNER OF LOT 7, BLOCK 2.

TRaverse: S 81° 31' E, ALONG THE NORTH LINE OF LOT 7, BLOCK 2, AND THE CENTERLINE OF ALBERTA ROAD, A DISTANCE OF 338.61 FEET TO A 40 FEET HALL SET FOR AN EXTERIOR CORNER OF THIS TRACT.

TRaverse: S 08° 29' 14" W, PARALLEL A 1/2" IRON ROD SET AT 35.00 FEET FOR THE SOUTH N.O.V. LINE OF ALBERTA ROAD, A TOTAL DISTANCE OF 200.00 FEET TO A 1/2" IRON ROD SET FOR AN EXTERIOR CORNER OF THIS TRACT.

TRaverse: S 81° 31' E, A DISTANCE OF 89.00 FEET TO A 1/2" IRON ROD SET FOR AN EXTERIOR CORNER OF THIS TRACT.

TRaverse: N 08° 29' 14" W, PARALLEL A 1/2" IRON ROD SET AT 185.00 FEET FOR THE SOUTH N.O.V. LINE OF ALBERTA ROAD, A TOTAL DISTANCE OF 200.00 FEET TO A 40 FEET HALL SET ON THE NORTH LINE OF LOT 7, BLOCK 2, AND IN THE CENTERLINE OF ALBERTA ROAD FOR AN EXTERIOR CORNER OF THIS TRACT.

TRaverse: S 81° 31' E, ALONG THE NORTH LINE OF LOT 7, BLOCK 2, AND THE CENTERLINE OF ALBERTA ROAD, A TOTAL DISTANCE OF 65.00 FEET TO A 40 FEET HALL SET FOR THE NORTHEAST CORNER OF THIS TRACT.

TRaverse: S 08° 29' 14" W, PARALLEL A 1/2" IRON ROD SET AT 35.00 FEET FOR THE SOUTH N.O.V. LINE OF ALBERTA ROAD, A TOTAL DISTANCE OF 1,086.80 FEET TO A 1/2" IRON ROD SET FOR AN EXTERIOR CORNER OF THIS TRACT.

TRaverse: S 81° 31' E, A DISTANCE OF 135.00 FEET TO A 1/2" IRON ROD SET ON THE EAST LINE OF LOT 7, BLOCK 2, AND ON THE WEST LINE OF A 100.00 FOOT HIDALGO COUNTY DRAINAGE DISTRICT NO. 1, DRAINAGE DITCH N.O.V. FOR AN EXTERIOR CORNER OF THIS TRACT.

TRaverse: S 08° 29' 14" W, ALONG THE EAST LINE OF LOT 7, BLOCK 2, AND THE WEST LINE OF SAID 100.00 FOOT HIDALGO COUNTY DRAINAGE DISTRICT NO. 1, DRAINAGE DITCH N.O.V., A DISTANCE OF 337.00 FEET TO A 1/2" IRON ROD SET FOR THE SOUTHWEST CORNER OF LOT 7, AND THE SOUTHWEST CORNER OF THIS TRACT.

TRaverse: N 81° 31' E, ALONG THE SOUTH LINE OF LOT 7, BLOCK 2 AND LOT 8, BLOCK 3, A DISTANCE OF 142.41 FEET TO A 1/2" IRON ROD SET FOR THE SOUTHWEST CORNER OF THIS TRACT.

TRaverse: N 08° 29' 14" W, A DISTANCE OF 1,387.00 FEET TO A 1/2" IRON ROD SET FOR THE MOST NORTHEAST CORNER OF THIS TRACT.

TRaverse: S 81° 31' E, A DISTANCE OF 236.61 FEET TO A 1/2" IRON ROD SET FOR AN EXTERIOR CORNER OF THIS TRACT.

TRaverse: S 08° 29' 14" W, PARALLEL A 1/2" IRON ROD SET AT 185.00 FEET FOR THE SOUTH N.O.V. LINE OF ALBERTA ROAD, A TOTAL DISTANCE OF 260.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 18.582 ACRES OF LAND MORE OR



QUINTANILLA, HEADLEY AND ASSOCIATES
 CONSULTING ENGINEERS AND LAND SURVEYORS
 122 S. 12TH AVE. EDWING, TEXAS 78828 TEL. 381-8600

STATE OF TEXAS
 COUNTY OF HIDALGO

I, THE UNDERSIGNED, LAMAR E. OF THE LAND SHOWN ON THIS PLAN, AND DESIGNATED HEREIN AS THE ALBERTA ESTATES UNIT No. 2, SUBDIVISION TO THE COUNTY OF HIDALGO, TEXAS, THE UNDERSIGNED HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THE FACE OF THE PUBLIC MAP, STREETS, ALLEYS, FENCES, WITH COURSES, DISTANCES, BEARINGS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONFIRMATION THEREIN IS CORRECT.

Lamar E. Headley
 HECTOR GUERRA

STATE OF TEXAS
 COUNTY OF HIDALGO

I, JAMES H. THE UNDERSIGNED AUTHORITY, ON THIS MY PERSONALLY APPEARED HECTOR GUERRA, BEING TO ME TO BE THE PERSON(S) WHOSE NAMES BE LISTED REFERRED TO IN THE FOREGOING INSTRUMENT AND INFORMED TO BE THE TRUE AND CORRECT NAME FOR THE PURPOSE AND COMPLETION THEREOF AS STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 26th DAY OF June A.D. 1991

Susan J. Headley
 SUSAN J. HEADLEY NOTARY PUBLIC
 IN AND FOR THE STATE OF TEXAS

275524

FILED

AUG - 5 - 1991

HIDALGO COUNTY CLERK

THIS PLAN APPROVED BY HIDALGO COUNTY TRAFFIC DISTRICT NO. 1 ON THIS 19th DAY OF July 1991.

Brian T. Austin
 SECRETARY

William J. ...
 PRESIDENT

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDWING, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAN CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY IN ACCORDANCE WITH APPROVAL AS REQUIRED.

William J. ...
 CHAIRMAN, PLANNING ZONING COMMISSION

I, THE UNDERSIGNED, MAYOR OF THE CITY OF EDWING, HEREBY CERTIFY THAT THIS SUBDIVISION PLAN CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY IN ACCORDANCE WITH APPROVAL AS REQUIRED.

John L. ...
 CITY CLERK

Richard ...
 MAYOR

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 ON THE PROPERTY HEREIN SHOWN UNDER MY SUPERVISION OR THE GUIDANCE OF AN ACTUAL SURVEYOR ON THE PROPERTY HEREIN SHOWN UNDER MY SUPERVISION OR THE GUIDANCE OF AN ACTUAL SURVEYOR.

Alfonso Quintanilla
 ALFONSO QUINTANILLA
 No. 1656

APPROVED FOR RECORDING
 BY
 COMMISSIONERS COURT
 This on the 27th day of Aug 1991
 WILLIAM W. "BOBBY" LECO, County Clerk
 Hidalgo County, Texas
 By *...* Deputy

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 ON THE PROPERTY HEREIN SHOWN UNDER MY SUPERVISION OR THE GUIDANCE OF AN ACTUAL SURVEYOR ON THE PROPERTY HEREIN SHOWN UNDER MY SUPERVISION OR THE GUIDANCE OF AN ACTUAL SURVEYOR.

William J. ...
 WILLIAM J. ...
 2/5/1992

CHECKED BY:

AI-90259

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

APPLICANT		APPLICATION NO.
1.	Francisco Ruiz	4-6433
2.	Macario Saenz dba Saenz & Saenz Construction	4-6940
3.	Manuel A. Murillo ENCHANTED ESTATES, LOTS 1-8	BLANKET COVER
4.	Hi Starr, LLC LOS AMIGOS PHASE 3 SUBDIVISION, LOTS 1-20	BLANKET COVER
5.	Coral Sanchez REPLAT OF LOT 2, LOS CAMINOS SUBDIVISION, LOTS 2A & 2B	BLANKET COVER
6.	Victor J. Daniec-Garvic Properties LP EL PINTO ESTATES PHASE III SUBDIVISION, LOTS 88-123	BLANKET COVER
7.	C & N Farms, LLC TIERRA CANTON SUBDIVISION, LOTS 1-31	BLANKET COVER
COMM. COURT: APRIL 4, 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: 4-6433

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: Francisco Ruiz Sr

Address: 17667 Farm to
Market Road
493 Edinburg tx 78542

Phone: (956) 536-0988

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	<u>MRamirez</u> Authorized Signature
Date Approved:	/ /	<u>existing septic</u> <u>3/17/23</u>

Water Supplier: North Alamo water supply

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

Account/ESI No.: 1000075426
 Temporary Pole Permanent Service

regarding the land described as:
Coach Estates Lot 7

on April 4, 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; (Date approved 5/25/23);
- 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 CRS);
- no an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by MRamirez);
- yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by MRamirez);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by CRS);

CRS
Planning Department Authorized Signature

Richard F. Carter
Hidalgo County Judge

4/4/23
Date

APPROVED BY
COMMISSIONERS COURT
ON: 4/4/23

ATTEST: Anton Guajardo Jr.
Hidalgo County Clerk

4/5/23
Date



PLANNING DEPARTMENT

Rev. 6-14-22

County of Hidalgo

Main Office
2818 S. Business Hwy
281
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956-318-2840
956-318-2844

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1900 Joe Stephens Ave.
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956-973-7850

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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: _____

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: Francisco Ruiz
Address: 17667 Edm to Market Road
493 Edinburg tx 78542
Phone: (956) 536-0988

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

Coach Estates subdivision Lot 7

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] 3-17-23
Requesting Party (Signature) Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

3/28/23 [Signature]
Date County Official



Chapter 232, Texas Local Government Code

8/17/2022 12:17:16 PM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

Permit No.: Permit 4-6433
Receipt No.: 025442
C5980-00-000-0007-00

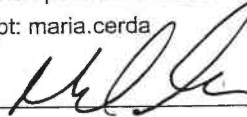
RUIZ FRANCISCO
17667 FARM TO MARKET RD 493
EDINBURG, TX 78542
(956) 536-0988
(956) 536-0988

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 3608Sq.Ft.
- [5] Legal Description: COACH ESTATES LOT 7
- [6] Location: 493 AND 15 1/2
- [7] Sewage: N/A
- [8] Construction Type: Block
- [9] Est. Cost of Construction: \$160000
- [10] Flood Zone: Zone X

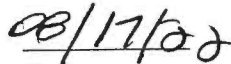
Community Panel Number: 4803340450C
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 50', Rear 30', Side 20NS', Side 10SS', Corner'
Special Conditions: MUST COMPLY WITH HCPD SETBACKS
RULES AND REGULATIONS
Description: Permit 4-6433
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$30
Change Due: \$0.00
Application: maria.cerda
Inspector: peter.hernandez
Receipt: maria.cerda



Cashier



Date

ID# 6003173

[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

8-17-22

Date

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

WARRANTY DEED WITH VENDOR'S LIEN

Date: October 11, 2021

Grantor: Ricardo Renteria, owning, claiming and occupying other property as homestead

Grantor's Mailing Address: 32 Villas Jardin Drive
McAllen, Texas 78503
Hidalgo County

Grantee: Francisco Ruiz

Grantee's Mailing Address: 332 W. San Vicente Drive
Alamo, Texas 78516
Hidalgo County

Consideration: Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration and a note of even date executed by Grantee and payable to the order of Ricardo Renteria in the principal amount of ONE HUNDRED THOUSAND AND 00/100THS DOLLARS (\$100,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to MaryJane McLaren, Trustee.

Property (including any improvements):

Lot 7, COACH ESTATES SUBDIVISION, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 34, Page 115, Map Records, Hidalgo County, Texas.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

Restrictive covenants as set forth on instrument dated VOLUME 34, PAGE 115, MAP RECORDS AND DOCUMENT NO. 796778 AND AMENDED UNDER DOCUMENT NO. 853296, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS. (Omitting any covenant or restriction based on race, color, religion, sex, disability, handicap, familial status or national origin.)

Mineral and/or royalty grant and/or reservation in instrument dated April 30, 1951, recorded in Volume 724, Page 578, and February 26, 2001, recorded under Clerk's File No. 949722, Official Records, Hidalgo County, Texas.

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

Easement and/or other rights, if any, as set forth in Deed dated July 12, 1949, recorded in Volume 667, Page 217, Deed Records, Hidalgo County, Texas.

Easements, rules, regulations and rights in favor of HIDALGO COUNTY IRRIGATION DISTRICT NO.1.

Minimum floor elevation; 50.00-foot minimum setback line along the front; 10.00-foot minimum setback line along the sides; 30.00-foot minimum setback line along the rear; 20.00-foot utility easement along the North; 15.00-foot utility to N.A.W.S.C. easement along the East; 25.00-foot P.G. & E. gas transmission/Texas high pressure pipeline easement along the West side; 10.00-foot irrigation easement along the West 10.00 feet of the East 25.00 feet; as shown on the map or plat thereof recorded in Volume 34, Page 115, Map Records, Hidalgo County, Texas.

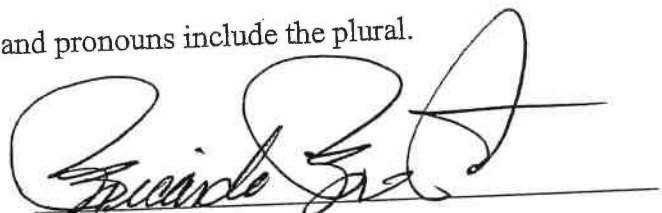
Easements and reservations as may appear upon the recorded map and dedication of said subdivision.

Standby Fees, taxes and assessments by any taxing authority for the year 2021 and subsequent years which Grantee assumes.

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

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

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

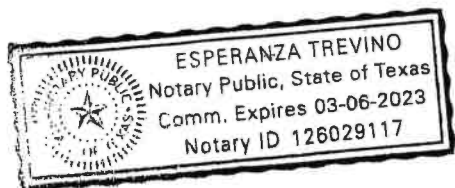

Ricardo Renteria

ACKNOWLEDGMENT

STATE OF TEXAS *

COUNTY OF HIDALGO *

This instrument was acknowledged before me on this the 11th day of October, 2021,
by Ricardo Renteria.



Esperanza Trevino

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Francisco Ruiz
332 W. San Vicente Drive
Alamo, Texas 78516

PREPARED IN THE OFFICE OF:
Law Office of Aparicio & McLaren, LLC
5123 North McColl Road
McAllen, Texas 78504
File No. 6125
G.F.#:938944



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: 4-60940

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	<u>MR Ramirez</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	_____	<u>Existing sewer</u>
	<u>1 1</u>	<u>31 28 23</u>

Name: Sapuz & Saenz Construction

Address: 3325 Chetumal St
Edinburg, TX
78542

Phone: 956-270-1526

Water Supplier: North Alamo Water Supply Corp

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

Account/ESI No.: 10032789482048014
 Temporary Pole Permanent Service

regarding the land described as:

Lot 26 La Quietud Subdivision

on APRIL 4, 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 5/14/04);
- A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);
- 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 MR Ramirez);
- 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 MR Ramirez);
- 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]);
- electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

[Signature]
Planning Department Authorized Signature

Richard F. Carter
Hidalgo County Judge
[Signature]
Hidalgo County Clerk
Date 4/4/23
Date 4/5/23

APPROVED BY
COMMISSIONERS COURT
ON: 4/4/23 [Signature]

ATTEST:

[Signature]



PLANNING DEPARTMENT

Rev. 6-14-22

County of Hidalgo

Main Office
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281
Edinburg, Texas 78539
956-318-2840
956-318-2844

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

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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-6940

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: Adi Saenz & Saenz Construction
Address: 3325 Chetumal St
Edinburg, TX 78542
Phone: 956-270-1526

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

Lot 26 L9 Quietud Subdivision

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

[Signature]
Requesting Party (Signature)

3-23-23
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

3/28/23
Date

[Signature]
County Official



Chapter 232, Texas Local Government Code

1/25/2023 9:34:09 AM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

Permit No.: Permit 4-6940

Receipt No.: 027664

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

L1780-00-000-0026-00

SAENZ MACARIO D/B/A SAENZ & SAENZ CONSTRUCTION

3326 E FM 2812
EDINBURG, TX 78542
(956) 457-1981
(956) 457-1981

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 01 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2100Sq.Ft.
- [5] Legal Description: LA QUIETUD LOT 26
- [6] Location: FM 2812 & DOOLITTLE RD
- [7] Sewage: City of Edinburg
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$90000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 25', Rear 30', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH ALL SET BACKS AND REGULATIONS REQUIRED BY THE HCPD
Description: Permit 4-6940
Price: \$30.00

Total Amount.....\$30.00

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


Cashier _____ Date 1/25/23

ID# 4081100

[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

1-25-23
Date

Charge To: VLTC

XO/ct
22-094

GF# 178825

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: August 19, 2022

Grantors: ESPERANZA CASTRO SANCHEZ and husband, JOSE LUIS CASTRO

Grantors Mailing Address: 13403 Collin Drive
Edinburg, Texas 78542
Hidalgo County

Grantee: MACARIO SAENZ D/B/A SAENZ & SAENZ CONSTRUCTION

Grantee's Mailing Address: 8707 Quietud Street
Edinburg, Texas 78542
Hidalgo County

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

Property (including any improvements):

All of Lot 26, LA QUIETUD SUBDIVISION, an Addition to the City of Edinburg, Hidalgo County, Texas, according to the map recorded in Volume 45, Pages 41 thru 43, 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:

1. Restrictive covenants described in instrument dated August 5, 2005, filed August 10, 2005 under Document Number 2005-1507091 and dated August 31, 2005 filed August 31, 2005 under Document Number 2005-1515689, both in the Official Records and Volume 45, Pages 41 thru 43, Map Records of Hidalgo County, Texas, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.
2. Easements, rules, regulations and rights in favor of Santa Cruz Irrigations District No. 15.
3. Minimum floor elevations, setback lines, utility easements and restrictions as shown on the map of La Quietud Subdivision, recorded in Volume 45, Pages 41 thru 43, Map Records of Hidalgo County, Texas.
4. Right of way easement in favor of North Alamo Water Supply Corporation as shown by instrument recorded in Volume 1411, Page 421, Deed Records of Hidalgo County, Texas.
5. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated March 15, 1944, recorded in Volume 54, Page 93, Oil and Gas Records of Hidalgo County, Texas.
6. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated May 17, 1993, filed July 22, 1993 under Document Number 334331 and amendment dated March 13, 1997, filed July 18, 1997 under Document Number 611618, all in the Official Records of Hidalgo County, Texas.
7. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated September 15, 1996, filed October 16, 1996 under Document Number 556915, Official Records of Hidalgo County, Texas.
8. Terms, stipulations and conditions contained in Declaration of Unit as set forth in instrument dated June 15, 1994, filed June 19, 1995 under Document Number 458573 and dated March 13, 1997, filed July 18, 1997 under Document Number 611617, Official Records of Hidalgo County, Texas.
9. Mineral and/or royalty reservation contained in deed dated January 1953, recorded in Volume 786, Page 153; Volume 829, Page 400, Deed Records and dated April 2, 2003, filed April 17, 2003 under Document Number 1189661, Official Records of Hidalgo County, Texas.

10. Mineral and/or royalty reservation contained in deed dated December 4, 2006, November 1, 2006, filed January 5, 2007 under Document Number 2007-1705991; dated May 12, 2019, filed May 29, 2019 under Document Number 3017789 and dated July 13, 2021, filed July 13, 2021 under Document Number 3243101, all in the Official Records of Hidalgo County, Texas.
11. Visible and apparent easements on or across the property herein described.
12. 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.

Esperanza Castro

 ESPERANZA CASTRO SANCHEZ

Jose Luis Castro

 JOSE LUIS CASTRO

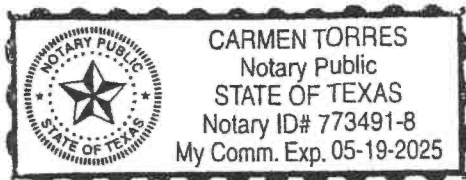
{Certificate of Acknowledgment}

STATE OF TEXAS *

COUNTY OF HIDALGO *

Before me, a notary public in and for the state of Texas, on this day personally appeared ESPERANZA CASTRO SANCHEZ and husband, JOSE LUIS CASTRO, 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 this 19th day of August, 2022.



Carmen Torres

 Notary Public, State of Texas

PREPARED IN THE LAW OFFICE OF:
 XAVIER ORNELAS
 P. O. Box 876
 600 South Closner Blvd.
 Edinburg, Texas 78540-0876
 Tel: (956) 383-6251

PLANNING DEPARTMENT

County of Hidalgo



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

Precinct No. 1 Substation
1900 Joe Stephens Ave.
Ste. A
Weslaco, TX 78596
956-968-4734
956-973-7850

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

*OSPA's
scrapped.*

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
	Authorized Signature	Authorized Signature
Inspection/Permit No:		
Date Approved:	/ /	/ /

Name: Manuel A. Munillo

Address: 14500 N. Eubanks Rd.
Edinburg, TX. 78541

Phone: 214-26006

Water Supplier: NAWSC

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

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

regarding the land described as:

Enchanted Estates lots 1-8

on April 4, 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 3/7/2023;

(verified by Jun Seon);

(verified by [Signature]);

(verified by [Signature]);

(verified by Jun Seon);

[Signature]
Planning Department Authorized Signature

[Signature]
Hidalgo County Judge

4/4/23
Date

COMMISSIONERS COURT
ON: 4/4/23

ATTEST:

[Signature]
Hidalgo County Clerk

4/5/23
Date



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
Director of Planning

Application No: N/A

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

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

PARTY MAKING REQUEST:

Name: MANUEL A. MURILLO

Address: 16500 N. EUBANKS RD.

EDINBURG, TX 78541

Phone: (956) 212-8606

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

Enchanted Estates A 10.00 AC TRACT OF LAND OUT OF LOT 4, SECTION 249, TEXAS-MEXICAN RAILWAY Co. SUBD., VOL. 1, PG 21 lots 1-8

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)

2/8/2023
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:

3/20/23
Date

[Signature]
County Official



PLANNING DEPARTMENT

Rev. 6-14-22

County of Hidalgo

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

Precinct No. 1 Substation
1900 Joe Stephens Ave.
Ste. A
Weslaco, TX 78596
956-968-4734
956-973-7850

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

OSSF's
Reviewed.
Precinct 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:

Name: Hi Starr, LLC.

Address: 2010 W. Mosier
Edinburg, TX. 78540

Phone: 383-0868

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

Water Supplier: NAWSC

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

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

regarding the land described as:

600 Amigos phase 3 lots 1-20

on April 4, 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 3/7/2023;

(verified by Jin Sesin);

(verified by [Signature]);

(verified by [Signature]);

(verified by Jin Sesin);

[Signature]
Planning Department Authorized Signature

Ricardo F. Lopez
Hidalgo County Judge

4/4/23
Date

APPROVED BY
COMMISSIONERS COURT
ON: 4/4/23

ATTEST: [Signature]
Hidalgo County Clerk

4/5/23
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

T.J. Arredondo
Director of Planning

Application No: N/A

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

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

PARTY MAKING REQUEST:

Name: Hi Starr LLC

Address: 2810 N Closner, Edinburg TX 78540

Phone: 956-383-0868

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

Los Amigos Phase 3
20 Acre out of Lot 1, Block 99, Campacuas Addition Vol. 1 PG. 2 HCMR. lots 1-20

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)

2/16/23
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:

3/28/2023
Date

[Signature]
County Official

PLANNING DEPARTMENT

County of Hidalgo



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

Precinct No. 1 Substation
1900 Joe Stephens Ave.
Ste. A
Weslaco, TX 78596
956-968-4734
956-973-7850

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

OSPF's installed.
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:

Name: Conal Sanchez

Address: 5503 E. Trenton
Edinburg, Tx. 78542

Phone: 739-2619

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

Water Supplier: PAWSC

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

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

regarding the land described as:

Replat of lots 202 (various) lots 2A + 2B,

on April 4, 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 11/15/2022;

Flur Sesin
(verified by Flur Sesin);

(verified by [Signature];

(verified by [Signature];

(verified by Flur Sesin;

[Signature]
Planning Department Authorized Signature

Richard F. Carter
Hidalgo County Judge

4/4/23
Date

APPROVED BY
COMMISSIONERS COURT
ON: 4/4/23

ATTEST: [Signature]
Hidalgo County Clerk

4/5/23
Date



PLANNING DEPARTMENT
County of Hidalgo

Rev. 01-10-20

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

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:

NA

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: Coral Sanchez

Address: 5503 E. TRENTON

EDINBURGH 78542

Phone: (956) 739-8619

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

RE-PLAT OF LOT 2 LOS CAMINOS SUBD. LOTS 2A & 2B

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)

Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

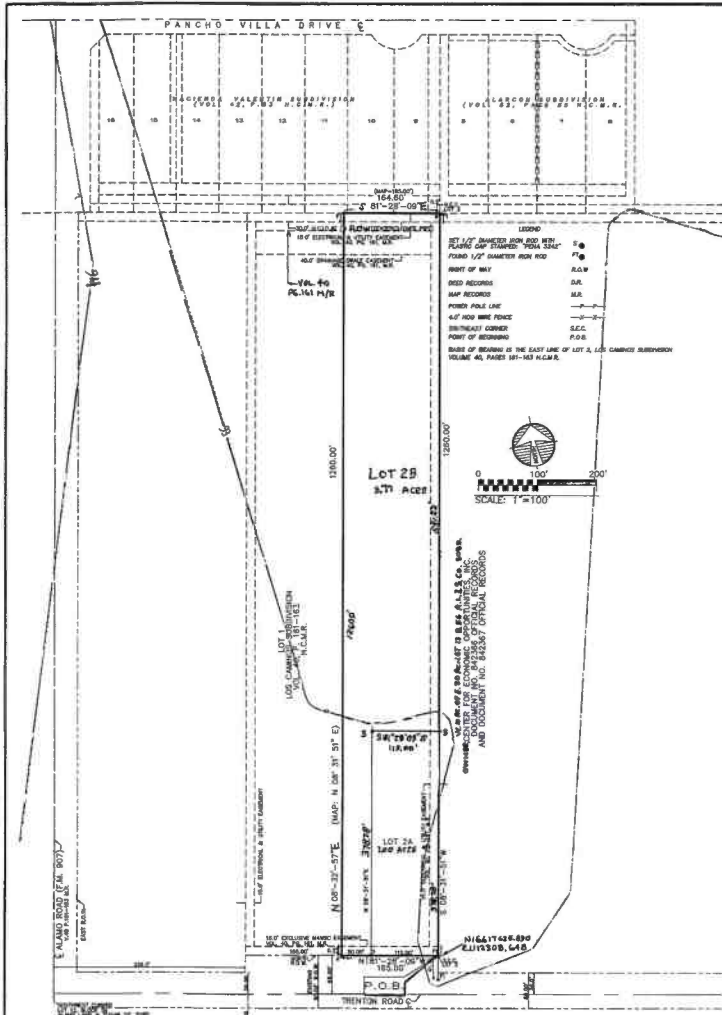
- Deed
Executory Contract
Lease
Rent Receipt
Affidavit
Other (describe) Copy of subd. plat

This part to be filled out by receiving county official:

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

Date

County Official



- 1. FLOOD ZONE STATEMENT:**
FLOOD ZONE DESIGNATION: ZONE "0", SHADED - AREAS DETERMINED TO BE OUTSIDE OF 500-YEAR FLOOD PLAN. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480334 0425 C MAP REVISED: NOVEMBER 16, 1982.
CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
- 2. SETBACKS:**
FRONT LOT 2A): 50.00 FEET, OR IN LINE WITH THE AVERAGE SETBACKS EXISTING STRUCTURES; WHICHEVER IS GREATER.
FRONT LOT 2B): 403.78 FEET, OR GREATER FOR EASEMENTS.
REAR: 15.00 FEET, OR GREATER FOR EASEMENTS.
SIDES: 6.00 FEET OR GREATER FOR EASEMENTS.
ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN.
- 3. GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:**
NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND ALL CONTRACTS FOR DEEDS. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHAL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OBTAINING THE LOT.
- 4. MINIMUM FINISH FLOOR NOTE:**
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE CENTERLINE OF STREET, OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR ALL LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME OF DEVELOPMENT PERMIT APPLICATION.
- 5. BENCHMARK NOTE:** 600 NAIL SET IN POWER POLE LOCATED AT DRIVEWAY ENTRANCE OF LOT 2A OF THIS SUBDIVISION. ELEVATION 84.76 (N.G.V.D. 1929)
- 6. DRAINAGE:**
IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO.1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 1977 CUBIC FEET (A.4046 ACRE-FEET (LOT 2A) 2147 C.F. AND LOT 2B: 602 C.F.) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: BY DEPRESSED YARD AREAS IN SWALES PARALLEL TO THE PROPERTY LINES IN ACCORDANCE WITH HIDALGO COUNTY CRITERIA.
- 7. ON-SITE SEWAGE FACILITIES (OSSF) NOTE:** THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ 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. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.
B. EACH LOT ON THIS PLAN 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
D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM.
E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.
- 8. LOT GRADING:**
ALL LOTS SHALL HAVE POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND GUTTER AND / OR ROADSIDE DITCH AT 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE.
- 9. PURCHASE CONTRACT:**
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, ELECTRICAL AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
- 10. NO PERMANENT STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT.**
EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES NATURE HEIGHT, GRASS, GROUND COVER OR FLOWERS) AND OTHER OBSTRUCTIONS AFFECTING THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- 11. PUBLIC EASEMENTS:**
ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAN SHALL BE A MINIMUM WIDTH OF 15.0 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAN DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.
- 12. DRIVEWAY ACCESS:** ONE INDIVIDUAL DRIVEWAY ACCESS ALLOWED FROM TRENTON ROAD ONTO EACH LOT. INSTALLATION OF CULVERT FOR TRENTON ROAD DITCH IS REQUIRED PRIOR TO CONSTRUCTION OF NEW DRIVEWAY.
- 13. SIDEWALK:** 5.0 FOOT SIDEWALK IS REQUIRED ALONG THE NORTH SIDE OF TRENTON ROAD.
- 14. GOMER L. SANCHEZ & CORAL SANCHEZ, THE OWNERS AND SUBDIVIDERS OF LOTS 2A AND 2B, RETAIN A BLANKET EASEMENT ON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON LOTS 2A AND 2B.**
- 15. AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPT. SHALL BE REQUIRED FOR SCHOOLS, COMMERCIAL & INDUSTRIAL USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN, AND OSSF PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.**
- 16. NO FILL OR PERMANENT STRUCTURE SHALL BE ALLOWED WITHIN ANY DRAINAGE SWALE EASEMENT. EACH DRAINAGE SWALE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION OF THE DRAINAGE SWALE. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SWALE.**

LEGAL DESCRIPTION
A 4.77 ACRE TRACT OF LAND BEING LOT 2, LOS CAMINOS SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP THEREOF RECORDED IN VOLUME 40 PAGES 161-163 OF THE MAP RECORDS OF SAID COUNTY; SAID 4.77 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A ONE-HALF (0) INCH DIAMETER IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID LOT 2, FOR THE SOUTHEAST CORNER HEREOF;
THENCE WITH THE SOUTH LINE OF SAID LOT 2, THE NORTH RIGHT OF WAY OF TRENTON ROAD, NORTH 81°-28'-09" WEST 165.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT FOR THE SOUTHWEST CORNER HEREOF; WHENCE A ONE-HALF (0) INCH DIAMETER IRON ROD FOUND BEARS SOUTH 05°-52'-07" WEST 0.29 FEET;
THENCE WITH THE WEST LINE OF SAID LOT 2, NORTH 08°-33'-57" EAST (MAP NORTH 08°-31'-51" EAST) 1260.00 FEET TO A ONE-HALF (0) INCH DIAMETER IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID LOT, FOR THE NORTHWEST CORNER HEREOF;
THENCE WITH THE NORTH LINE OF SAID LOT 2, SOUTH 81°-28'-09" EAST 164.60 FEET (MAP 165.00 FEET) TO THE NORTHEAST CORNER OF SAID LOT, FOR THE NORTHEAST CORNER HEREOF; WHENCE A ONE-HALF (0) INCH DIAMETER IRON ROD FOUND BEARS SOUTH 08°-31'-51" WEST 0.20 FEET;
THENCE WITH THE EAST LINE OF SAID LOT 2, SOUTH 08°-51'-51" WEST 1260.00 FEET TO THE PLACE OF BEGINNING, CONTAINING FOUR AND SEVENTY-SEVEN HUNDREDTHS (4.77) ACRES, MORE OR LESS.



STATE OF TEXAS COUNTY OF HIDALGO OWNERS' DECLARATION, CERTIFICATION, AND ATTESTATION
WE, GOMER L. SANCHEZ AND CORAL SANCHEZ, AS OWNERS OF THE LOT 2, LOS CAMINOS SUBDIVISION OF LAND ENCOMPASSED WITHIN THE PROPOSED RE-PLAT OF LOT 2, LOS CAMINOS SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED ON THIS SUBDIVISION PLAN AND DEDICATE TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN. WE CERTIFY THAT WE HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 233.032 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.
WE ATTEST THAT THE MATTERS ASSERTED IN THIS PLAN ARE TRUE AND COMPLETE.

Gomer L. Sanchez 1/16/2022 DATE
GOMER L. SANCHEZ, SR. 5983 E. TRENTON EDINBURG, TEXAS 78046
Coral Sanchez 1/16/2022 DATE
CORAL SANCHEZ 6802 E. TRENTON EDINBURG, TEXAS 78046



STATE OF TEXAS COUNTY OF HIDALGO
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, GOMER L. SANCHEZ AND CORAL SANCHEZ, PERSONALLY APPEARED AND PROVED, THROUGH HER DEPARTMENT OF PUBLIC SAFETY DRIVER'S LICENSE, TO BE THE PERSON WHOSE NAME ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT. FURTHERMORE, AFTER BEING DULY SWORN BY ME, THEY DECLARED THAT THE STATEMENTS CONTAINED THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED. ALL GIVEN UNDER MY HAND AND SEAL OF OFFICE DATED, THIS 16th DAY OF September, 2022.
Notary Public for the State of Texas
MY COMMISSION EXPIRES ON: 11/29/2024

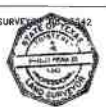
STATE OF TEXAS COUNTY OF HIDALGO
I, ARTURO GARCIA, JR., REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAN.

Arturo Garcia, Jr.
ARTURO GARCIA, JR., P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 69356
TEXAS BOARD OF PROFESSIONAL ENGINEERING FIRM F-4950
DATE: 9-9-22
PENA ENGINEERING, LLC
1001 W. WHITTEWING AVENUE
MCALLEN, TEXAS 78501
PHONE (356) 682-8812



STATE OF TEXAS COUNTY OF HIDALGO
I, PABLO PENA, II, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAN WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

Pablo Pena II
PABLO PENA, II, P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 26420
DATE: 8-9-16
PENA ENGINEERING, LLC
1001 W. WHITTEWING AVENUE
MCALLEN, TEXAS 78501
PHONE (356) 682-8812



CITY OF EDINBURG CERTIFICATE OF APPROVAL
UNDER LOCAL GOVERNMENT CODE 212.0115(B) WE THE UNDERSIGNED CERTIFY THAT THIS PLAN OF RE-PLAT OF LOT 2, LOS CAMINOS SUBDIVISION, HAS BEEN REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF EDINBURG.
Mayor of City of Edinburg: [Signature]
Attest: City Secretary: [Signature]

THIS PLAN OF RE-PLAT OF LOT 2, LOS CAMINOS SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS 19th DAY OF July, 2022.

RE-PLAT OF LOT 2, LOS CAMINOS SUBDIVISION
HIDALGO COUNTY, TEXAS
ALL OF LOT 2, LOS CAMINOS SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO MAP RECORDED IN VOLUME 40, PAGES 161 - 163, MAP RECORDS, OF HIDALGO COUNTY, TEXAS.

STATE OF TEXAS COUNTY OF HIDALGO
THIS PLAN IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT #2, ON THIS 15th DAY OF November, 2022.
NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT #2 RIGHTS-OF-WAY OR EASEMENTS.

[Signatures]
PRESIDENT R.C.D. #2
SECRETARY

STATE OF TEXAS HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE 65.023 (2006)
WE THE UNDERSIGNED CERTIFY THAT THIS PLAN OF RE-PLAT OF LOT 2, LOS CAMINOS SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON THIS 15th DAY OF November, 2022.
HIDALGO COUNTY JUDGE: [Signature] 3/16/23 DATE
ATTEST: Arturo Sanchez Jr. 3/16/23 DATE
HIDALGO COUNTY CLERK

APPROVED BY COMMISSIONERS COURT
COMMISSIONERS COURT
COUNTY CLERK'S RECORDING CERTIFICATE ON: 11/15/2022
FILED FOR RECORD IN HIDALGO COUNTY
ARTURO GUJARDO, JR. HIDALGO COUNTY CLERK

STATE OF TEXAS COUNTY OF HIDALGO
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 49.211 (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 HIS ENGINEER TO MAKE THESE DETERMINATIONS.
RAUL E. BERNHARDT, C.E. HIDALGO COUNTY DRAINAGE DISTRICT NO.1 GENERAL MANAGER
DATE: 07-14-2022

PENA ENGINEERING
1001 W. WHITTEWING P.O. BOX 4320
MCALLEN, TEXAS 78501
TEL: 956-682-8812
FAX: 956-631-7362
TBPE: F-4950
TBPS: F-10087200

ON: 3/16/23 AT 4:20 AM (PM)
DOCUMENT NUMBER: 3430835
OF MAP RECORDS OF HIDALGO COUNTY, TEXAS
DEPUTY

MAIN CONTACT INFORMATION					
NAME	ADDRESS	CITY	STATE	ZIP	PHONE
GOMER L. SANCHEZ, SR.	5983 E. TRENTON	EDINBURG	TEXAS	78046	(356) 682-8812
CORAL SANCHEZ	6802 E. TRENTON	EDINBURG	TEXAS	78046	(356) 682-8812
PABLO PENA, II	1001 W. WHITTEWING AVENUE	MCALLEN	TEXAS	78501	(356) 682-8812



PLANNING DEPARTMENT

County of Hidalgo

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

Precinct No. 1 Substation
1900 Joe Stephens Ave.
Ste. A
Weslaco, TX 78596
956-968-4734
956-973-7850

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

*ISSF's
escrowed.*

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:

Name: Victor J. Daniel-
Granic Properties, LP.
Address: P.O. Box 2004
Edinburg, TX 78540
Phone: 821-7108

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

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

regarding the land described as: El Pinto Estates Phase III lots 88-123

on April 4, 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 2/21/2023);
- Yes A plat has been reviewed and approved by the Commissioners Court; (verified by Flur Sejin);
- 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 Flur Sejin);
- 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 Flur Sejin);

[Signature] Planning Department Authorized Signature Rubén F. Cuatrecasas Hidalgo County Judge 4/4/23 Date

APPROVED BY COMMISSIONERS COURT ON: 4/4/23 ATTEST: [Signature] Hidalgo County Clerk 4/5/23 Date



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: N/A

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

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

PARTY MAKING REQUEST:

Name: VICTOR J. DANIEC - GARVIC PROPERTIES, LP

Address: P.O. BOX 2604
EDINBURG, TX 78540

Phone: 956-821-7108

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

EL PINTO ESTATES PHASE 3 SUBDIVISION lots 88-123

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] GARVIC Mgmt, Inc
its sole representative 9/8/22
Requesting Party (Signature) Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

3/28/2023
Date

[Signature]
County Official



PLANNING DEPARTMENT

Rev. 6-14-22

County of Hidalgo

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

Precinct No. 1 Substation
1900 Joe Stephens Ave.
Ste. A
Weslaco, TX 78596
956-968-4734
956-973-7850

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

OSST's
escrowed

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
	Authorized Signature	Authorized Signature
Inspection/Permit No:		
Date Approved:	/ /	/ /

Name: C+N Farms, LLC

Address: 902 Big Horn Dr.
Edinburg, TX 78542

Phone: 361-0726

Water Supplier: NAWSC

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

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

regarding the land described as: Tierra Canton lots 1-31

on April 4, 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 2/2/2023);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by Flor Sasin);
- 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 Flor Sasin);
- NO an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by [Signature]);
- YES individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by [Signature]);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by Flor Sasin);

[Signature]
Planning Department Authorized Signature

[Signature]
Hidalgo County Judge

4/4/23
Date

APPROVED BY
COMMISSIONERS COURT
ON: 4/4/23

ATTEST:

[Signature]
Hidalgo County Clerk

4/5/23
Date



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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: DHA

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: C&N Farms, LLC

Address: 902 Big Horn Dr.

Edinburg, TX 78542

Phone: (956)386-0726

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

Tierra Canton Subdivision: A 18.85 acre tract of land being all of Lot 2, Block 143, Re-Subdivision of Blocks 128, 129, 132, 133, 134, 135, 143, 144 and 145, La Blanca Agricultural Subdivision "B", Hidalgo County, Texas

Tierra Canton lots 1-31

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)

1-6-23
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

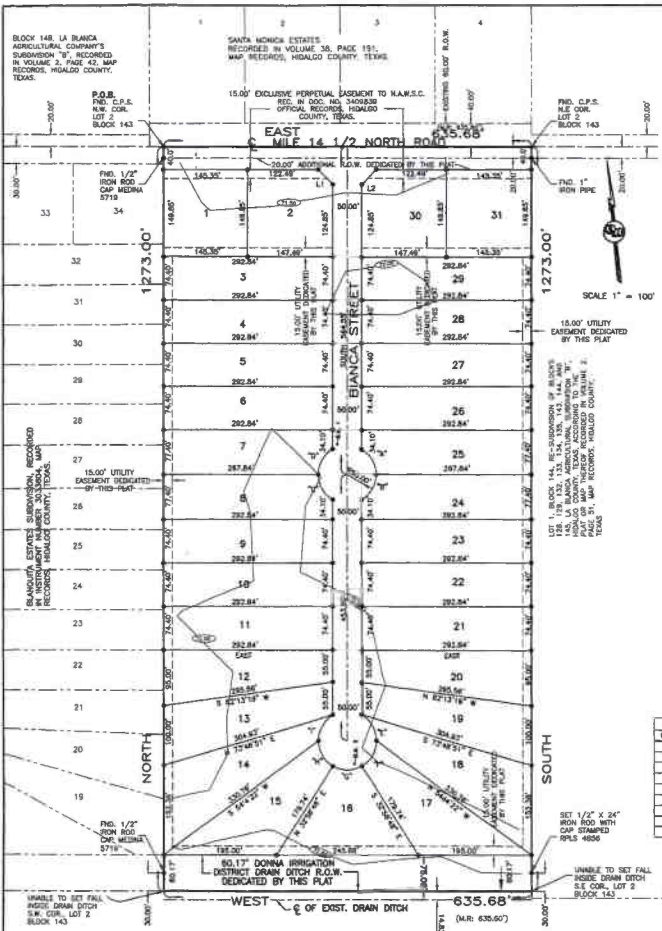
- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) copy of subd. plat

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

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

3/28/23
Date

[Signature]
County Official



**SUBMISSION PLAT OF:
TIERRA CANTON SUBDIVISION**

AN 18.86 ACRE TRACT OF LAND BEING ALL OF LOT 2, BLOCK 143, RE-SUBDIVISION OF BLOCKS 128, 129, 132, 133, 134, 135, 143, AND 145, LA BLANCA AGRICULTURAL SUBDIVISION "B", HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT OR MAP THEREOF RECORDED IN VOLUME 2, PAGE 51, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3372545, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

AN 18.86 ACRE TRACT OF LAND BEING ALL OF LOT 2, BLOCK 143, RE-SUBDIVISION OF BLOCKS 128, 129, 132, 133, 134, 135, 143, AND 145, LA BLANCA AGRICULTURAL SUBDIVISION "B", HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT OR MAP THEREOF RECORDED IN VOLUME 2, PAGE 51, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3372545, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY THE SAID PLAT OR MAP THEREOF BEING ON FILE IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

RIGHT OF WAY EASEMENT
KNOW ALL MEN BY THESE PRESENTS, that the undersigned, owners of the property shown on the plat, their successors, assigns, or transferees (hereinafter called "Grantor" whether one or more persons or a corporation, partnership, trust, or other legal entity) do hereby grant, sell, convey, and confirm to said Grantee, its successors, assigns, or transferees (hereinafter called "Grantee"), the several and undivided interests in, to, and out of the above described premises, together with all appurtenances thereto, to the Grantee, its successors, assigns, or transferees, for the purposes herein stated, to be held by the Grantee, its successors, assigns, or transferees, as a public road and for the use and enjoyment of the public, to be known as the "Right of Way Easement".

**STATE OF TEXAS
COUNTY OF HIDALGO**
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PRESENT PLAT OF THE TIERRA CANTON SUBDIVISION WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND ACCORDING TO THE REQUIREMENTS OF THE STATUTES OF THE STATE OF TEXAS.

APPROVED BY:
ALFONSO QUINTANILLA
R.P.L.S. No. 4858
DATE: MARCH 29, 2022

APPROVED BY:
C. & N. FARMS, L.L.C.
TILMAN WELCH, MANAGER
124 E. STUBBS
DOWNSIDE, TEXAS 75842
DATE: 1-6-23

APPROVED BY:
RICARDO MORALES
GENERAL MANAGER
DATE: 1-6-23

PLAT NOTES AND RESTRICTIONS:

- FLOOD ZONE DESIGNATION: "ZONE "X" (SHADDED) AREA OF 300-YEAR FLOOD AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE ARE PROTECTED BY LOTS 18 THROUGH 27 OF THIS SUBDIVISION. THESE LOTS ARE DESIGNATED AS "FLOOD PROTECTED AREAS" BY THE TEXAS WATER DEVELOPMENT AND CONSTRUCTION ACT OF 1982 (ACT 1982-001) AND THE TEXAS WATER DEVELOPMENT AND CONSTRUCTION ACT OF 1982 (ACT 1982-002).
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS SHALL BE STRIPED ON ALL DEEDS AND CONTRACTS FOR THESE APPLICATIONS FOR CONSTRUCTION AND BE SUBJECT TO OCCUPANCY. THE LOT NO. COMMERCIAL USE SHALL BE USE SHALL BE ALLOWED ON LOTS 1 THROUGH 29, LOTS 1, 2 AND 30, 31 CAN BE RESIDENTIAL OR COMMERCIAL USE.
- MINIMUM BUILDING SETBACK LINES:
FRONT 14.17' MIN.
REAR 25.00'
SIDE 12.00'
OR TO EASEMENT LINE WHICHEVER IS GREATER IN ALL CASES.
- DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY ORDINANCES, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 67,500 G.P.D. (GROSS G.P.D. - ACRE FEET) OF STORM WATER RUNOFF DRAINAGE RETENTION BY ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCORDANCE AS FOLLOWS:
3-1 21787.30 0.50
3-2 21787.30 0.50
3-3 21787.30 0.50
3-4 21787.30 0.50
3-5 21787.30 0.50
3-6 21787.30 0.50
3-7 21787.30 0.50
3-8 21787.30 0.50
3-9 21787.30 0.50
3-10 21787.30 0.50
3-11 21787.30 0.50
3-12 21787.30 0.50
3-13 21787.30 0.50
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3-25 21787.30 0.50
3-26 21787.30 0.50
3-27 21787.30 0.50
3-28 21787.30 0.50
3-29 21787.30 0.50
3-30 21787.30 0.50
3-31 21787.30 0.50
- 2-BENCHMARK NOTE: THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:
B.M. No. 1: ELEVATION 71.00 - TOP OF INLET LOCATED IN THE SOUTHWEST CORNER OF LOT 7 OF THIS SUBDIVISION (M.A.D. 88 DATUM)
B.M. No. 2: ELEVATION 70.54 - TOP OF INLET LOCATED IN THE NORTH SIDE OF LOT 18 OF THIS SUBDIVISION (M.A.D. 88 DATUM)
- EACH PURCHASED CONTRACT MADE BETWEEN A SUBSEDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING THE POWER, LOCATION, AND USE OF ELECTRICITY AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBSEDER.

LINE DATA TABLE

LINE	BEARING	LENGTH
L1	S 45°00'00" E	33.36'
L2	N 45°00'00" E	33.36'

LOT AREA TABLE

LOT	S.F.	AC.
1	21787.30	0.50
2	21787.30	0.50
3	21787.30	0.50
4	21787.30	0.50
5	21787.30	0.50
6	21787.30	0.50
7	21787.30	0.50
8	21787.30	0.50
9	21787.30	0.50
10	21787.30	0.50
11	21787.30	0.50
12	21787.30	0.50
13	21787.30	0.50
14	21787.30	0.50
15	21787.30	0.50
16	21787.30	0.50
17	21787.30	0.50
18	21787.30	0.50
19	21787.30	0.50
20	21787.30	0.50
21	21787.30	0.50
22	21787.30	0.50
23	21787.30	0.50
24	21787.30	0.50
25	21787.30	0.50
26	21787.30	0.50
27	21787.30	0.50
28	21787.30	0.50
29	21787.30	0.50
30	21787.30	0.50
31	21787.30	0.50

RIGHT OF WAY EASEMENT
KNOW ALL MEN BY THESE PRESENTS, that the undersigned, owners of the property shown on the plat, their successors, assigns, or transferees (hereinafter called "Grantor" whether one or more persons or a corporation, partnership, trust, or other legal entity) do hereby grant, sell, convey, and confirm to said Grantee, its successors, assigns, or transferees (hereinafter called "Grantee"), the several and undivided interests in, to, and out of the above described premises, together with all appurtenances thereto, to the Grantee, its successors, assigns, or transferees, for the purposes herein stated, to be held by the Grantee, its successors, assigns, or transferees, as a public road and for the use and enjoyment of the public, to be known as the "Right of Way Easement".

**STATE OF TEXAS
COUNTY OF HIDALGO**
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PRESENT PLAT OF THE TIERRA CANTON SUBDIVISION WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND ACCORDING TO THE REQUIREMENTS OF THE STATUTES OF THE STATE OF TEXAS.

APPROVED BY:
ALFONSO QUINTANILLA
R.P.L.S. No. 4858
DATE: MARCH 29, 2022

APPROVED BY:
C. & N. FARMS, L.L.C.
TILMAN WELCH, MANAGER
124 E. STUBBS
DOWNSIDE, TEXAS 75842
DATE: 1-6-23

APPROVED BY:
RICARDO MORALES
GENERAL MANAGER
DATE: 1-6-23

APPROVED BY:
ALFONSO QUINTANILLA
R.P.L.S. No. 4858
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C. & N. FARMS, L.L.C.
TILMAN WELCH, MANAGER
124 E. STUBBS
DOWNSIDE, TEXAS 75842
DATE: 1-6-23

**STATE OF TEXAS
COUNTY OF HIDALGO**
CERTIFICATE OF PLAT APPROVAL
I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF TIERRA CANTON SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON 1-6-23.

APPROVED BY:
ALFONSO QUINTANILLA
R.P.L.S. No. 4858
DATE: MARCH 29, 2022

APPROVED BY:
C. & N. FARMS, L.L.C.
TILMAN WELCH, MANAGER
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DOWNSIDE, TEXAS 75842
DATE: 1-6-23

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R.P.L.S. No. 4858
DATE: MARCH 29, 2022

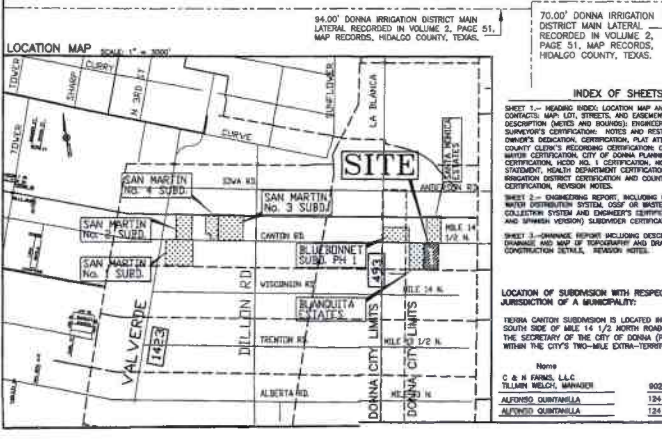
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DATE: 1-6-23

APPROVED BY:
RICARDO MORALES
GENERAL MANAGER
DATE: 1-6-23



INDEX OF SHEETS
SHEET 1 - MEASURING BENCH LOCATION MAP AND ETC. PRINCIPAL CORNER MAPS, LOTS, STREETS, AND EASEMENT LAYERS, DESCRIPTION (METERS AND BOUNDS) FIGURES & SURVEYOR'S CERTIFICATIONS, NOTES AND RESTRICTIONS, OWNER'S DECLARATION, CERTIFICATION, PLAT ATTENTION: COUNTY CLERK'S RECORDING CERTIFICATION, CITY OF DONNA PLANNING SET CERTIFICATION, HEALTH DEPARTMENT CERTIFICATION, DONNA IRRIGATION DISTRICT CERTIFICATION AND COUNTY JUDGE'S CERTIFICATION, REVISION NOTES.
SHEET 2 - ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER DISTRIBUTION SYSTEM, COSE OF WATER MAINS, COLLECTION SYSTEM AND ENGINEER'S CERTIFICATION (METERS AND SPANISH VERSION) SUBSEDER CERTIFICATION STATEMENT.
SHEET 3 - DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND NOT BE RESPONSIBLE FOR DRAINAGE, AND CONSTRUCTION DETAILS, REVISION NOTES.

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS
LAND SURVEYORS
124 E. STUBBS ST.
DOWNSIDE, TEXAS 75842
PHONES 936-581-0726 / 936-581-0728
ENGINEERING REGISTRATION NUMBER 17-1513
SURVEYING REGISTRATION NUMBER 100411-00
ALFONSO QUINTANILLA
R.P.L.S. No. 4858

REVISION NOTES

NO.	DATE	BY	DESCRIPTION
1	1-6-23	ALFONSO QUINTANILLA	PREPARED FOR RECORD

FILED FOR RECORD IN
HIDALGO COUNTY CLERK
ARTURO GUARROD, JR.
ON: 2-16-23 AT 3:13 PM AM (PM)
INSTRUMENT NUMBER 3322420
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: *[Signature]* DEPUTY
DATE OF PREPARATION: APRIL 28, 2022

PLANNING DEPT. PCT 3 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	JUAN HERNANDEZ	3-5392
2.		
3.		
4.		
5.		
6.		
7.		
	COMM. COURT: APRIL 4, 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:

3-5392
3/21/23

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:

Juan Hernandez

Address:

5916 N. Abraham Rd
Mission, TX 78574

Phone:

(956) 588-1140

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	<u>Pedro Ruiz</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	_____ / _____ / _____	<u>PRE-FINAL</u>
	_____ / _____	<u>3/22/23</u>

Water Supplier:

Agua SUD

Utility Provider:

M.V.E.C.

AEP

Account/ESI No.:

100-32789445385802

Temporary Pole

Permanent Service

regarding the land described as:

El Lucero Lota

on April 4, 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

1/8/1994);

(verified by

Sandra Cantu);

(verified by

Sandra Cantu);

(verified by

Sandra Cantu);

(verified by

Sandra Cantu);

Planning Department Authorized Signature

Hidalgo County Judge

Date

APPROVED BY

COMMISSIONERS COURT

ON: 4/4/23 ms

ATTEST:

Hidalgo County Clerk

Date

Ricardo F. Cruz
Antonio Guajardo Jr.

4/4/23
4/5/23

ms



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
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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: 3-5392
3/21/23

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: Juan Hernandez
Address: 5916 N Abram Rd
Mission, TX 78574
Phone: (956) 588-1140

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

El Lucero Lot 2

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

[Signature]
Requesting Party (Signature) 3/22/23
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed (Final Divorce Decree)
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) copy of permit

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

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

3/22/23
Date

[Signature]
County Official

The Court finds that the following is a just and right division of the parties' marital estate, having due regard for the rights of each party and the children of the marriage.

Property to Husband

IT IS ORDERED AND DECREED that the husband, JUAN OCTAVIO HERNANDEZ, is awarded the following as his sole and separate property, and the wife is divested of all right, title, interest, and claim in and to that property:

H-1. The following real property, including but not limited to any escrow funds, prepaid insurance, utility deposits, keys, house plans, home security access and code, garage door opener, warranties and service contracts, and title and closing documents:

Lot 2, located in Lucero Subdivision, Mission, Texas

H-2. All household furniture, furnishings, fixtures, goods, art objects, collectibles, appliances, and equipment in the possession of the husband or subject to his sole control and to include the following:

All tools, a compressor, tire changer, air jacks, etc., which are located at Lot 1, located in Lucero Subdivision, Mission, Texas

H-3. All clothing, jewelry, and other personal effects in the possession of the husband or subject to his sole control.

H-4. All policies of life insurance (including cash values) insuring the husband's life.

H-5. The 1997 FORD TAURUS XL, motor vehicle, together with all prepaid insurance, keys, and title documents.

H-6. The 1987 MAZDA PICKUP, motor vehicle, together with all prepaid insurance, keys, and title documents

H-7. All sums of cash in the possession of the husband or subject to his sole control, including funds on deposit, together with accrued but unpaid interest, in banks, savings institutions, or other financial institutions, which accounts stand in the husband's sole name or from which the husband has the sole right to withdraw funds or which are subject to the husband's sole control.

H-8. The sums, whether matured or unmatured, accrued or unaccrued, vested or otherwise,

IT IS ORDERED that the indemnifying party will reimburse the indemnified party, on demand, for any payment made by the indemnified party at any time after the entry of the divorce decree to satisfy a judgment of any court of competent jurisdiction or in accordance with a bona fide compromise or settlement of claims, demands, or actions for any damages to which this indemnity relates.

The parties agree and IT IS ORDERED that each party will give the other party prompt written notice of any litigation threatened or instituted against either party that might constitute the basis of a claim for indemnity under this decree.

Clarifying Orders

Without affecting the finality of this Final Decree of Divorce, this Court expressly reserves the right to make orders necessary to clarify and enforce this decree.

Relief Not Granted

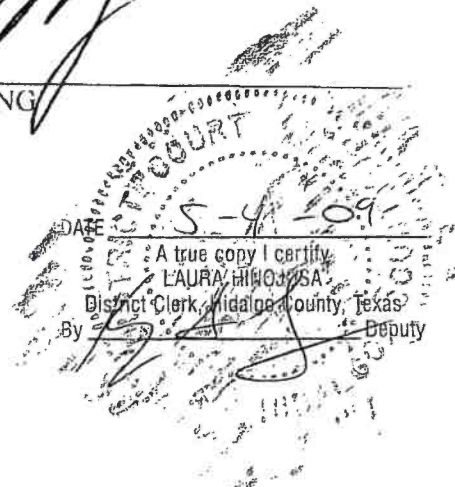
IT IS ORDERED AND DECREED that all relief requested in this case and not expressly granted is denied. This is a final judgment, for which let execution and all writs and processes necessary to enforce this judgment issue. This judgment finally disposes of all claims and all parties and is appealable.

Date of Judgment

SIGNED on _____

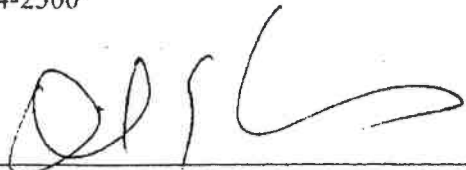
June 5, 2008

JUDGE PRESIDING



APPROVED AS TO FORM ONLY:

DAVID E. CAZARES
1632 North Tenth St, Ste B
McAllen, Texas 78501
(956) 664-2000
(956) 664-2500

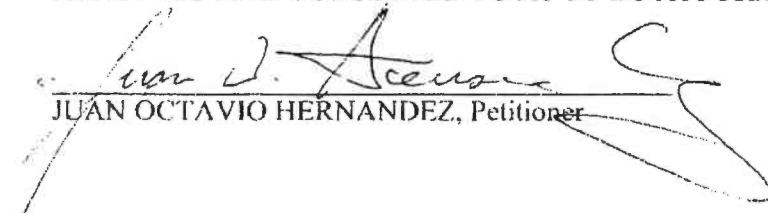
By: 

DAVID E. CAZARES
Attorney for Petitioner
State Bar No. 00792402

ROEL "ROBIE" FLORES
3331 N. Ware Road
McAllen, Texas 78501
(956) 631-7188
(956) 631-7768

By: _____
ROEL "ROBIE" FLORES
Attorney for Respondent
State Bar No. _____

APPROVED AND CONSENTED TO AS TO BOTH FORM AND SUBSTANCE:



JUAN OCTAVIO HERNANDEZ, Petitioner

BLANCA HERNANDEZ, Respondent



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

3/21/2023 2:22:50 PM

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

Permit No.: Permit 3-5392
Receipt No.: 028641
E4395-00-000-0002-00

HERNANDEZ JUAN
5916 N ABRAM RD
MISSION, TX 78574
(956) 352-4307
(956) 588-1140

- [1] Contractor: SELF
- [2] Water System: Agua S.U.D.
- [3] Class of Work: 44 Mobile homes
- [4] Size of Structure: 224Sq.Ft.
- [5] Legal Description: EL LUCERO LOT 2
- [6] Location: ABRAM RD AND SOUTH 5 MILE
- [7] Sewage: N/A
- [8] Construction Type: Metal
- [9] Est. Cost of Construction: \$3000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340290D
Precinct: 3
Certification of Elevation Required: No
Setbacks: Front 35', Rear 15', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH ALL COUNTY
SETBACK AND REAGULATIONS
Description: Permit 3-5392
Price: \$30.00

Total Amount.....\$30.00
Method of Payment: Cash
Check/M.O.#:
Payment: \$30
Change Due: \$0.00
Application: peter.hernandez
Inspector: roy.cantu
Receipt: peter.hernandez


Cashier

3/21/2023
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

3-21-23
Date