



OFFICE OF THE COUNTY JUDGE  
County of Hidalgo

RICHARD F. CORTEZ  
County Judge

**CERTIFICATES OF PLAT APPROVALS – CONSENT AGENDA**

**COMMISSIONERS COURT AGENDA FOR August 8, 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	<u>7</u>
CERTIFICATES OF RESIDENCE CONSTRUCTION	<u>0</u>
CERTIFICATES OF WATER SERVICE AVAILABILITY	<u>1</u>
<b>TOTAL CERTIFICATES</b>	

AI-91905

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

APPLICANT		APPLICATION NO.
1.	Alejandro Trevino	4-7010
2.	RG Estates , LLC                      RG ESTATES PHASE III, LOTS 100-148	BLANKET COVER
3.	Gary Frisby-Garvic Properties, LP                      MILANOS ESTATES PHASE I SUBDIVISION, LOTS 1-82	BLANKET COVER
4.	Blue Sky RGV. LLC                      LOS CIELOS SUBDIVISION NO. 2, LOTS 100-148	BLANKET COVER
5.	Amirta L. Trejo                      HUMMINGBIRD SUBDIVISION, LOT 1	BLANKET COVER
6.	Jefferson Road Property Inv., LLC                      CARMEN AVILA SUBDIVISION PHASE III, LOTS 255-403	BLANKET COVER
COMM. COURT: AUGUST 8, 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: 4-7010

### 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: ALEJANDRO TREVINO

Address: 2413 SAN JOSE DR.  
EDINBURG, 78541

Phone: (956) 802-4202

Approved by Environmental Health:	Temporary Service	Final Service
<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved: <u>   /   /</u>		<u>Existing Septics</u> <u>7/19/23</u>

Water Supplier: SHARYLAND

Utility Provider:  M.V.E.C.     AEP

Account/ESI No.: 1000085382  
 Temporary Pole     Permanent Service

regarding the land described as:

SAN JOSE RANCH LOT # 4

on August 8, 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 04-14-09);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 8-8-23 MM  
AI-91905

[Signature]  
Richard F. Carter  
[Signature]  
Antonio Hernandez Jr.  
8/8/23  
8/8/23



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 6-14-22

Main Office 2818 S. Business Hwy 281 Edinburg, Texas 78539 956-318-2840 956-318-2844	Precinct No. 1 Substation 1900 Joe Stephens Ave. Ste. A Weslaco, TX 78596 956-968-4734 956-973-7850	Precinct No.3 Substation 2401 N. Moorefield Rd. Mission, TX 78572 956-205-7045 956-205-7049
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Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 4-2010

### 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: ALEJANDRO TREVINO  
 Address: 2413 SAN JOSE DR.  
EDINBURG, 78541  
 Phone: (956) 802-4202

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

SAN JOSE RANCH LOT # 4

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Colett  
Requesting Party (Signature)

July 19, 2023  
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

\_\_\_\_\_  
Date

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



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 4-7010  
Receipt No.: 027974  
S0755-00-000-0004-00

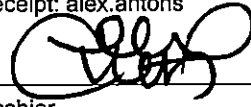
RAMIREZ MARIA ASERET & ALEJANDRO TREVINO  
3210 BLUESTONE ST  
EDINBURG, TX 78542  
(956) 802-4202  
(956) 802-4202

- [1] Contractor: D LOPEZ CONSTRUCTION
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 4279Sq.Ft.
- [5] Legal Description: SAN JOSE RANCH LOT 4
- [6] Location: monte cristo and depot rd
- [7] Sewage: North Alamo WSC
- [8] Construction Type: Block
- [9] Est. Cost of Construction: \$450000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D  
Precinct: 4  
Certification of Elevation Required: No  
Setbacks: Front 50', Rear 15', Side 20', Side 20', Corner '  
Special Conditions: must comply with all setbacks and regulations required by the hcpd  
Description: Permit 4-7010  
Price: \$30.00

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

Method of Payment: Check  
Check/M.O.#: 1029  
Payment: \$30.00  
Change Due: \$0.00  
Application: alex.antons  
Inspector: danny.sanchez  
Receipt: alex.antons

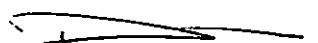
  
\_\_\_\_\_  
Cashier

2/14/23  
Date

ID# 204 06446

[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

02-14-2023  
Date

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

**WARRANTY DEED WITH VENDOR'S LIEN**

Date: July 9, 2020

Grantor: EVA A. REYES and husband, GONZALO GONZALEZ

Grantor's Mailing Address (including county): 615 Sinatra Drive  
Edinburg, Texas 78539  
Hidalgo County, Texas

Grantee: MARIA ASERET RAMIREZ, aka MARIA A. TREVINO,  
and husband, ALEJANDRO TREVINO

Grantee's Mailing Address (including county): 3210 Blue Stone Street  
Edinburg, Texas 78542  
Hidalgo County, Texas

Consideration: Cash and a note of even date executed by Grantee and payable to the order of BBVA USA, in the principal amount of SEVENTY-NINE THOUSAND FIVE HUNDRED AND NO/100THS DOLLARS (79,500.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of BBVA USA, and by a first-lien deed of trust of even date from Grantee to KIMBERLEE THOMPSON, Trustee.

Property (including any improvements):

Lot 4, SAN JOSE RANCH SUBDIVISION, an addition to the City of McAllen, Hidalgo County, Texas, as per map or plat thereof filed on April 14, 2009, and recorded under Clerk's File No. 1988174, Official Records, and Map Records, Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

Restrictive covenants recorded in CLERK'S FILE NOS. 1988155, 1998010, 2378394 AND 2801520, OFFICIAL RECORDS AND UNDER CLERK'S FILE NO. 1988174, OFFICIAL RECORDS, AND MAP RECORDS, HIDALGO COUNTY, TEXAS.

Mineral and/or royalty grant and/or reservation in instrument dated January 27, 1960, recorded in Volume 972, Page 55, Deed Records, and dated January 29, 2014, recorded under Clerk's File No. 2482477, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas and Mineral Lease(s) dated April 27, 1983, recorded in Volume 429, Page 555 and in Volume 429, Page 560, Oil and Gas Records and dated April 25, 1983, recorded in Volume 1862, Page 900 and dated July 28, 1983, recorded in Volume 1883, Page 772, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

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

Water Service Agreement dated April 23, 2007, recorded under Clerk's File No. 1749447, Official Records, Hidalgo County, Texas.

Right of Way Easement dated July 2, 2014, recorded under Clerk's File No. 2534353, Official Records, Hidalgo County, Texas.

Lien and other rights, if any, in favor of SAN JOSE RANCH LOT OWNERS ASSOCIATION to secure payment of assessments, as set forth in instrument dated February 10, 2009, recorded under Clerk's File No. 1988155 and corrected in instrument dated May 13, 2009, under Clerk's File No. 1998010 and amended in instrument dated January 13, 2013, under Clerk's File No. 2378394, Official Records, Hidalgo County, Texas.

Easements, rules, regulations and rights in favor of Hidalgo County Irrigation District No. 1.

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

Minimum floor elevation; fifty foot (50') minimum setback line along the front; twenty foot (20') minimum setback line along the sides or greater for easements; fifteen foot (15') minimum setback line along the rear or greater for easements; thirty foot (30') minimum garage setback line, except where greater setback is required; fifteen foot (15') utility easement along the rear side; and ten foot (10') S.W.S.C. easement along the front; as per map or plat thereof filed on April 14, 2009, and recorded under Clerk's File No. 1988174, Official Records, and Map Records, Hidalgo County, Texas.

Taxes for the year 2020 and subsequent years.

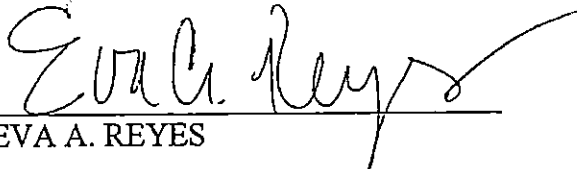
Grantor, for valuable consideration, the receipt of which is hereby acknowledged, and subject to the reservations from, and exceptions to conveyance and warranty contained in this instrument, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and to hold the Property to Grantee, Grantee's heirs, executors, administrators, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof forever, except as to the reservations from, and exceptions to conveyance and warranty herein contained.

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

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

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

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

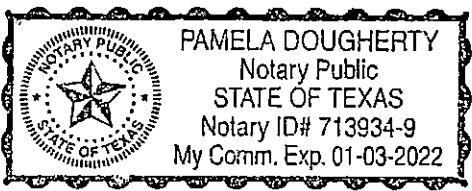
  
\_\_\_\_\_  
EVA A. REYES

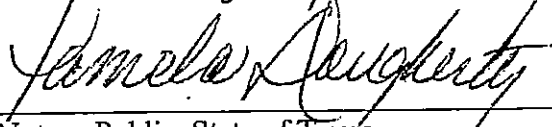
  
\_\_\_\_\_  
GONZALO GONZALEZ

(Acknowledgment)

State of Texas §  
County of Hidalgo §

This instrument was acknowledged before me on the 10<sup>th</sup> of July, 2020,  
by EVA A. REYES and husband, GONZALO GONZALEZ.



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

AFTER RECORDING RETURN TO:  
MARIA ASERET RAMIREZ,  
aka MARIA A. TREVINO  
ALEJANDRO TREVINO  
3210 Blue Stone Street  
Edinburg, Texas 78542

PREPARED BY:  
LEWIS PEÑA FALCON & COOK  
Attorneys At Law  
3111 W. Freddy Gonzalez Drive  
Edinburg, Texas 78539  
GF#: 928553; MDL:ma



# PLANNING DEPARTMENT

## County of Hidalgo

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

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

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

Sewer  
Precinct 1 2 3 ④

**Anthony Uresti**  
Assistant Director

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: RE Estates, LLC. A Texas Limited Liability Co.

Address: 5711 W. 10th Street  
McAllen, Tx. 78501

Phone: 602-4128

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

Water Supplier: WPAWSC

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

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

regarding the land described as:

RE Estates phase III Subdivision lots 100-148

on August 8, 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 5/29/23);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by Flor Serin);
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by Flor Serin);
- yes an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by MRamirez);
- No individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by MRamirez);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by Flor Serin);

[Signature]  
Planning Department Authorized Signature

[Signature]  
Hidalgo County Judge

8/8/23  
Date

ATTEST: [Signature]  
Hidalgo County Clerk

8/8/23  
Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 8-8-23 MM AI-91905



T.J. Arredondo, CFM  
Director of Planning

# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 06-03-15

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

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

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

*sewer*

Precinct 1 2 3 4

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: RG Estates, LLC, a Texas Limited Liability Company

Address: 5711 N. 10th Street

McAllen, TX 78504

Phone: (956) 682-4128

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

RG ESTATES PHASE III: A 10.00 acre tract of land being all of Lot 7, Block 23, Santa Cruz Gardens Unit No. 2, Hidalgo County, Texas. *lots 100-143*

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

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

*[Signature]*  
Requesting Party (Signature)

5/3/2023  
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:

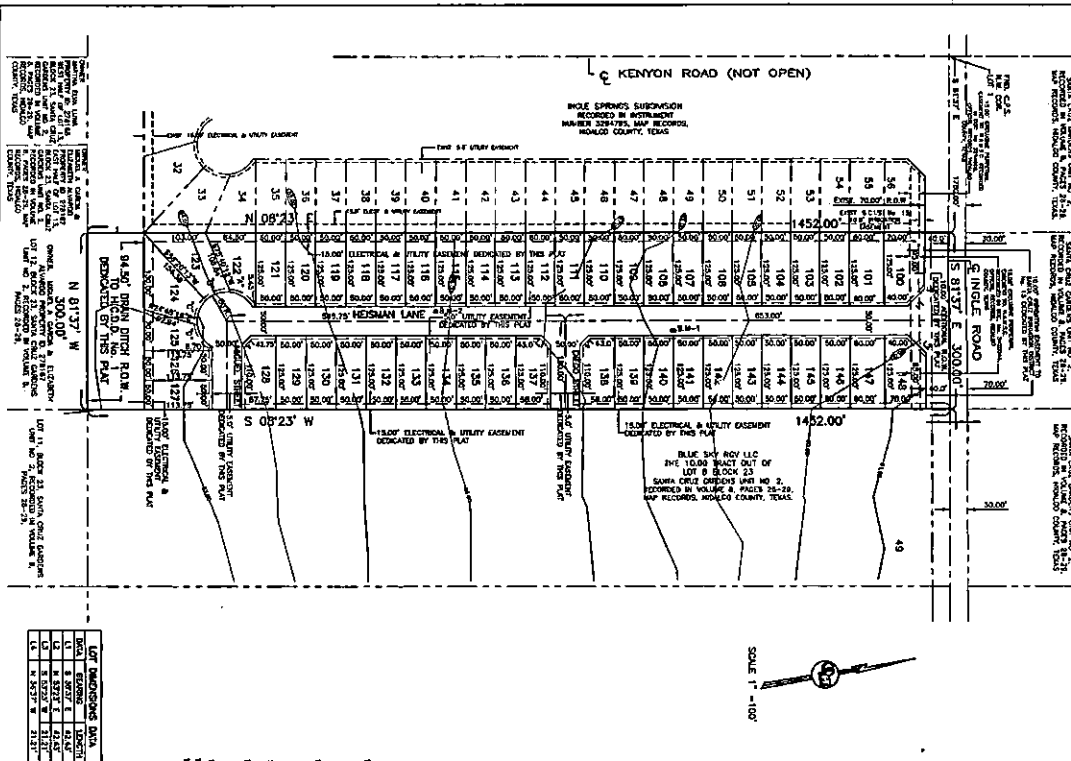
Location of land verified and completed request accepted by Hidalgo County for processing on:

7/27/23  
Date

*[Signature]*  
County Official

**PLAT NOTES AND DESCRIPTIONS.**

- 1- THIS SUBDIVISION IS A SUBDIVISION OF THE LAND BEING ALL OF LOT 7, BLOCK 23, SANTA CRUZ CADDIS (UNIT NO. 2, HONOLULU COUNTY, TEXAS), ACCORDING TO AND AS SHOWN ON PLAT NO. 100, HONOLULU COUNTY, TEXAS, AND ACCORDING TO THE ORIGINAL RECORDS OF HONOLULU COUNTY, TEXAS.
- 2- THESE ARE THE ONLY LOTS WHICH ARE BEING OFFERED FOR SALE BY THE LANDLORD.
- 3- THE TOTAL AREA OF THIS SUBDIVISION IS 1452.00 SQUARE FEET, OR 0.0331 ACRES.
- 4- THE TOTAL AREA OF THE LAND BEING ALL OF LOT 7, BLOCK 23, SANTA CRUZ CADDIS (UNIT NO. 2, HONOLULU COUNTY, TEXAS), ACCORDING TO AND AS SHOWN ON PLAT NO. 100, HONOLULU COUNTY, TEXAS, AND ACCORDING TO THE ORIGINAL RECORDS OF HONOLULU COUNTY, TEXAS, IS 43,520.00 SQUARE FEET, OR 0.994 ACRES.
- 5- THE TOTAL AREA OF THE LAND BEING ALL OF LOT 7, BLOCK 23, SANTA CRUZ CADDIS (UNIT NO. 2, HONOLULU COUNTY, TEXAS), ACCORDING TO AND AS SHOWN ON PLAT NO. 100, HONOLULU COUNTY, TEXAS, AND ACCORDING TO THE ORIGINAL RECORDS OF HONOLULU COUNTY, TEXAS, IS 43,520.00 SQUARE FEET, OR 0.994 ACRES.
- 6- THE TOTAL AREA OF THE LAND BEING ALL OF LOT 7, BLOCK 23, SANTA CRUZ CADDIS (UNIT NO. 2, HONOLULU COUNTY, TEXAS), ACCORDING TO AND AS SHOWN ON PLAT NO. 100, HONOLULU COUNTY, TEXAS, AND ACCORDING TO THE ORIGINAL RECORDS OF HONOLULU COUNTY, TEXAS, IS 43,520.00 SQUARE FEET, OR 0.994 ACRES.
- 7- THE TOTAL AREA OF THE LAND BEING ALL OF LOT 7, BLOCK 23, SANTA CRUZ CADDIS (UNIT NO. 2, HONOLULU COUNTY, TEXAS), ACCORDING TO AND AS SHOWN ON PLAT NO. 100, HONOLULU COUNTY, TEXAS, AND ACCORDING TO THE ORIGINAL RECORDS OF HONOLULU COUNTY, TEXAS, IS 43,520.00 SQUARE FEET, OR 0.994 ACRES.
- 8- THE TOTAL AREA OF THE LAND BEING ALL OF LOT 7, BLOCK 23, SANTA CRUZ CADDIS (UNIT NO. 2, HONOLULU COUNTY, TEXAS), ACCORDING TO AND AS SHOWN ON PLAT NO. 100, HONOLULU COUNTY, TEXAS, AND ACCORDING TO THE ORIGINAL RECORDS OF HONOLULU COUNTY, TEXAS, IS 43,520.00 SQUARE FEET, OR 0.994 ACRES.
- 9- THE TOTAL AREA OF THE LAND BEING ALL OF LOT 7, BLOCK 23, SANTA CRUZ CADDIS (UNIT NO. 2, HONOLULU COUNTY, TEXAS), ACCORDING TO AND AS SHOWN ON PLAT NO. 100, HONOLULU COUNTY, TEXAS, AND ACCORDING TO THE ORIGINAL RECORDS OF HONOLULU COUNTY, TEXAS, IS 43,520.00 SQUARE FEET, OR 0.994 ACRES.
- 10- THE TOTAL AREA OF THE LAND BEING ALL OF LOT 7, BLOCK 23, SANTA CRUZ CADDIS (UNIT NO. 2, HONOLULU COUNTY, TEXAS), ACCORDING TO AND AS SHOWN ON PLAT NO. 100, HONOLULU COUNTY, TEXAS, AND ACCORDING TO THE ORIGINAL RECORDS OF HONOLULU COUNTY, TEXAS, IS 43,520.00 SQUARE FEET, OR 0.994 ACRES.



**LOCATION MAP**

SCALE 1" = 100'

**RECORDING DATA**

BOOK	PAGE	DATE

**RECORDING NOTES**

**LETTERING DATA**

NO.	DESCRIPTION	DATE

**LEGEND ABBREVIATIONS**

SYMBOL	DESCRIPTION

**QUINTANILLA, HEADLEY AND ASSOCIATES, INC.**

LAND SURVEYORS

1400 WEST 10TH STREET, SUITE 100, DENVER, COLORADO 80202

PHONE: 303-733-1111

FAX: 303-733-1112

WWW.QHA.COM

**SUBMISSION PLAT ON:**

**RG ESTATES PHASE III**

A 1000 ACRE TRACT OF LAND BEING ALL OF LOT 7, BLOCK 23, SANTA CRUZ CADDIS (UNIT NO. 2, HONOLULU COUNTY, TEXAS), ACCORDING TO AND AS SHOWN ON PLAT NO. 100, HONOLULU COUNTY, TEXAS, AND ACCORDING TO THE ORIGINAL RECORDS OF HONOLULU COUNTY, TEXAS, IS BEING OFFERED FOR SALE BY THE LANDLORD.

THE TOTAL AREA OF THIS SUBDIVISION IS 1452.00 SQUARE FEET, OR 0.0331 ACRES.

THE TOTAL AREA OF THE LAND BEING ALL OF LOT 7, BLOCK 23, SANTA CRUZ CADDIS (UNIT NO. 2, HONOLULU COUNTY, TEXAS), ACCORDING TO AND AS SHOWN ON PLAT NO. 100, HONOLULU COUNTY, TEXAS, AND ACCORDING TO THE ORIGINAL RECORDS OF HONOLULU COUNTY, TEXAS, IS 43,520.00 SQUARE FEET, OR 0.994 ACRES.

**STATE OF TEXAS**

**COUNTY OF HONOLULU**

**PLANNING AND ZONING COMMISSION**

**APPROVED BY:** [Signature]

**DATE:** 3-14-23

**STATE OF TEXAS**

**COUNTY OF HONOLULU**

**PLANNING AND ZONING COMMISSION**

**APPROVED BY:** [Signature]

**DATE:** 3-14-23

**STATE OF TEXAS**

**COUNTY OF HONOLULU**

**PLANNING AND ZONING COMMISSION**

**APPROVED BY:** [Signature]

**DATE:** 3-14-23

**INDEX TO SHEETS:**

**DATE OF PREPARATION: AUGUST 27, 2021**

**SHEET NO. 1**

**TOTAL SHEETS: 1**

**FIELD WORK RECORDING BY:** [Signature]

**HONOLULU COUNTY CLERK:** [Signature]

**ON: 7-16-2021 AT 4:21 AM**

**RECORDING NUMBER: 31163212**

**OF THE LAW RECORDS OF HONOLULU COUNTY, TEXAS**



# PLANNING DEPARTMENT

## County of Hidalgo

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

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

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

Sewer

Precinct ① 2 3 4

**Anthony Uresti**  
Assistant Director

Application No: N/A

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Approved by Environmental Health:	Temporary Service	Final Service
Name: <u>Arany Frisky - Aranic Properties, LP.</u>	Authorized Signature	Authorized Signature
Inspection/Permit No:		
Date Approved:	/ /	/ /

Name: Arany Frisky - Aranic Properties, LP.

Address: P.O. Box 26054  
Edinburg, TX 78539

Phone: \_\_\_\_\_

Water Supplier: City of Weslaco

Utility Provider:  M.V.E.C.     AEP

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

regarding the land described as: Milano Estates Ph. 1 Subdivision lots 1-92

on August 8, 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 5/20/23);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by Flor Serin);
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by Flor Serin);
- yes an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by M Ramirez);
- No individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by M Ramirez);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by Flor Serin);

[Signature]  
Planning Department Authorized Signature

[Signature]  
Hidalgo County Judge

8/8/23  
Date

ATTEST: [Signature]  
Hidalgo County Clerk    8/8/23  
Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 8-8-23 MM AJ-91905



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 06-03-15

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

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

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

*Sever*

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: GARY FRISBY - GARVIC PROPERTIES, LP

Address: P.O. BOX 2604  
EDINBURG, TX 78536

Phone: \_\_\_\_\_

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

A 26.43 ACRE TRACT OF LAND BEING OUT OF AND FORMING A PART PORTION OF FARM TRACTS 720 AND 721, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS OF HIDALGO COUNTY TEXAS, ALSO SAID CERTAIN TRACT DESCRIBED IN DEED RECORDED IN DOCUMENT NO. 3085636, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS. *Milano Estates P.I. 1015 1-82*

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

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

*J.S. UP Garvic Mgmt Inc* 5/3/23  
Requesting Party (Signature) *CP* Date

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

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

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

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

7/27/23  
Date

*John Sesin*  
County Official

# MILANOS ESTATES PHASE I SUBDIVISION

P.O.C. (POINT OF COMMENCEMENT) IS THE INTERSECTION OF THE CENTERLINE OF WEST TRACT SUBDIVISION, VOL. 2, PG. 34-37 M.R.E.C. AND THE CENTERLINE OF THE CENTERLINE OF WEST TRACT SUBDIVISION, VOL. 2, PG. 34-37 M.R.E.C.

ALSOBARR LLC  
37.28 ACRES  
WEST TRACT SUBDIVISION  
DOCS#2022476, M.R.E.C.  
CENTRILINE OF  
MAY 5-1/2 WEST  
ROAD

0.172 ACRES 2403.78  
P.O.B.  
CENTRILINE OF  
MAY 5-1/2 WEST  
ROAD

0.172 ACRES 2403.78  
P.O.B.  
CENTRILINE OF  
MAY 5-1/2 WEST  
ROAD

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CENTRILINE OF  
MAY 5-1/2 WEST  
ROAD

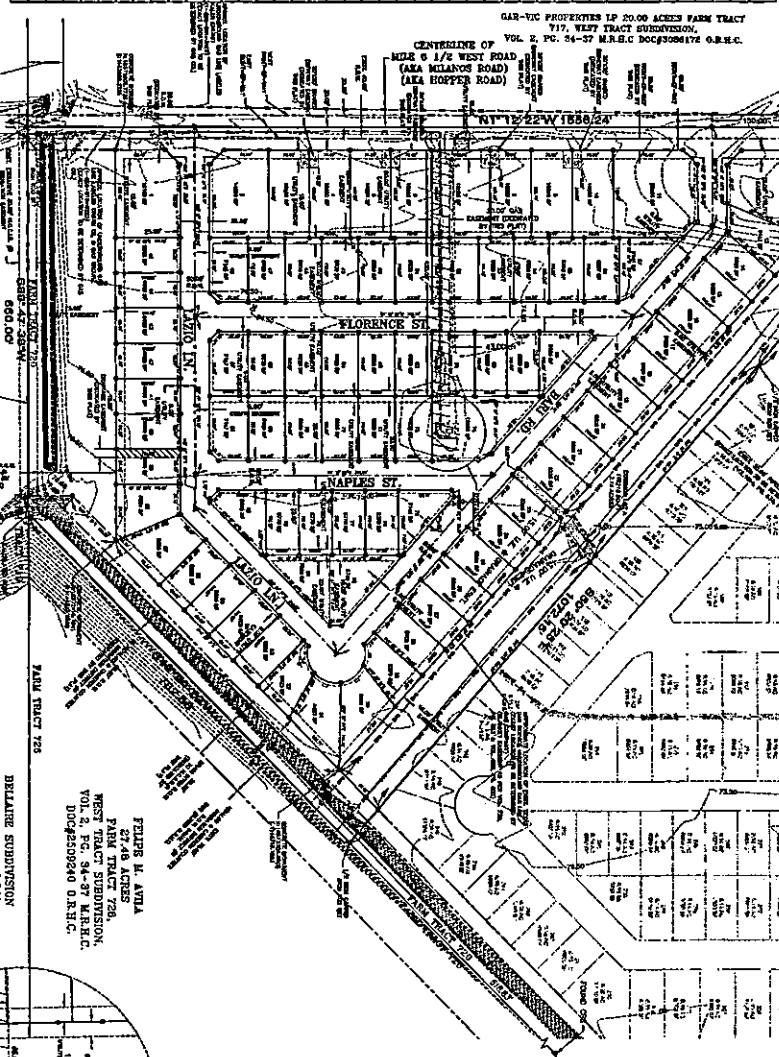
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MAY 5-1/2 WEST  
ROAD

0.172 ACRES 2403.78  
P.O.B.  
CENTRILINE OF  
MAY 5-1/2 WEST  
ROAD

Parcel #	Area	Parcel #	Area
1	0.27	42	0.15
2	0.24	43	0.15
3	0.24	44	0.15
4	0.23	45	0.15
5	0.23	46	0.15
6	0.23	47	0.15
7	0.23	48	0.15
8	0.23	49	0.15
9	0.23	50	0.15
10	0.23	51	0.15
11	0.23	52	0.15
12	0.23	53	0.15
13	0.23	54	0.15
14	0.23	55	0.15
15	0.23	56	0.15
16	0.23	57	0.15
17	0.23	58	0.15
18	0.23	59	0.15
19	0.23	60	0.15
20	0.23	61	0.15
21	0.23	62	0.15
22	0.23	63	0.15
23	0.23	64	0.15
24	0.23	65	0.15
25	0.23	66	0.15
26	0.23	67	0.15
27	0.23	68	0.15
28	0.23	69	0.15
29	0.23	70	0.15
30	0.23	71	0.15
31	0.23	72	0.15
32	0.23	73	0.15
33	0.23	74	0.15
34	0.23	75	0.15
35	0.23	76	0.15
36	0.23	77	0.15
37	0.23	78	0.15
38	0.23	79	0.15
39	0.23	80	0.15
40	0.23	81	0.15
41	0.23	82	0.15
42	0.23	83	0.15



STATE OF TEXAS - COUNTY OF HIDALGO  
I, the undersigned, Surveyor, do hereby certify that the foregoing is a true and correct copy of the original plat of the subdivision as the same appears in the office of the Surveyor General of the State of Texas, at Austin, Texas, this 3rd day of May, 2023.

WITNESSED my hand and the seal of my office at Austin, Texas, this 3rd day of May, 2023.

Surveyor General of the State of Texas

Surveyor General of the State of Texas

Surveyor General of the State of Texas

Surveyor General of the State of Texas

Surveyor General of the State of Texas

Surveyor General of the State of Texas

Surveyor General of the State of Texas

Surveyor General of the State of Texas

NAME	ADDRESS	PHONE & FAX
BARROSO ALAN R. & ENNA ROS <td>1279 AGRES <td></td> </td>	1279 AGRES <td></td>	
FARM TRACT 718 <td></td> <td></td>		
WEST TRACT SUBDIVISION, <td></td> <td></td>		
VOL. 2, PG. 34-37 M.R.E.C. <td></td> <td></td>		
DOCS#2228806 O.H.C. <td></td> <td></td>		

NAME	ADDRESS	PHONE & FAX
O.E. INVESTMENT, INC. <td>1279 AGRES <td></td> </td>	1279 AGRES <td></td>	
FARM TRACT 718 <td></td> <td></td>		
WEST TRACT SUBDIVISION, <td></td> <td></td>		
VOL. 2, PG. 34-37 M.R.E.C. <td></td> <td></td>		
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VOL. 2, PG. 34-37 M.R.E.C. <td></td> <td></td>		
DOCS#2228806 O.H.C. <td></td> <td></td>		

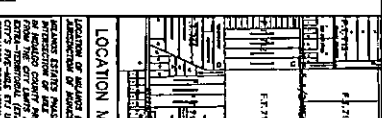
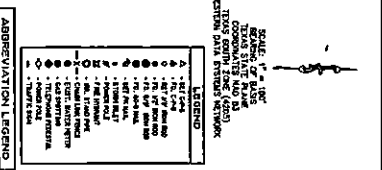
NAME	ADDRESS	PHONE & FAX
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FARM TRACT 718 <td></td> <td></td>		
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DOCS#2228806 O.H.C. <td></td> <td></td>		

NAME	ADDRESS	PHONE & FAX
O.E. INVESTMENT, INC. <td>1279 AGRES <td></td> </td>	1279 AGRES <td></td>	
FARM TRACT 718 <td></td> <td></td>		
WEST TRACT SUBDIVISION, <td></td> <td></td>		
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FARM TRACT 718 <td></td> <td></td>		
WEST TRACT SUBDIVISION, <td></td> <td></td>		
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O.E. INVESTMENT, INC. <td>1279 AGRES <td></td> </td>	1279 AGRES <td></td>	
FARM TRACT 718 <td></td> <td></td>		
WEST TRACT SUBDIVISION, <td></td> <td></td>		
VOL. 2, PG. 34-37 M.R.E.C. <td></td> <td></td>		
DOCS#2228806 O.H.C. <td></td> <td></td>		



LOCATION MAP  
SCALE: 1" = 1000'

**RIO DELTA ENGINEERING**  
FIRM REGISTRATION No. F-7628  
SURVEY FIRM No. 10194027  
921 S. 10TH AVENUE EDINBURG, TEXAS 76539  
(TEL) 956-380-5152 (FAX) 956-380-5083

**PLAT SHEET**  
**MILANOS ESTATES PHASE I SUBDIVISION**  
HIDALGO COUNTY, TEXAS.



# PLANNING DEPARTMENT

Rev. 7-24-23

## County of Hidalgo

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

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

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

Sewer

Precinct 1 2 3 4

**Anthony Uresti**  
Assistant Director

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: Blue Sky New LLC, a Texas Limited Company

Address: 5711 N. 10th Street  
McAllen, TX. 78504

Phone: 682-4128

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

Water Supplier: NAWSC

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

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

regarding the land described as:

Los Cielos Subdivision NO. 22 105 100-148

on August 8, 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 5/30/23);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by Flor Sesin);
- 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 Sesin);
- yes an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by MRamirez);
- no individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by MRamirez);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by Flor Sesin);

[Signature]  
Planning Department Authorized Signature

Ricardo F. ENTER  
Hidalgo County Judge

8/8/23  
Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 8-8-23 MM

ATTEST: [Signature]  
Hidalgo County Clerk

8/8/23  
Date

82191905



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

Sever

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: DIA

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

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

PARTY MAKING REQUEST:

Name: Blue Sky RGV, LLC, a Texas Limited Liability Company

Address: 5711 N. 10th Street
McAllen, TX 78504

Phone: (956) 682-4128

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

LOS CIELOS SUBDIVISION NO. 2: A 10.00 acre tract being all of Lot 8, Block 23, Santa Cruz Gardens Unit No. 2, Hidalgo County, Texas. 1025 100-148

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 5/30/23

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

This part to be filled out by receiving county official:

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

7/27/23
Date

County Official





# PLANNING DEPARTMENT

Rev. 7-24-23

## County of Hidalgo

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

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

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

OSSF Escrowed

Precinct 0234

**Anthony Uresti**  
Assistant Director

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: Amirita L. Trejo

Address: 321 Samoa Dr.  
Weslaco, Tx. 78599

Phone: 332-4495

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

Water Supplier: NATWSC

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

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

regarding the land described as:

Hummingbird Subdivision lot 1

on August 8, 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 5/30/23);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by Flor Sesin);
- 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 Sesin);
- no an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by M Ramirez);
- 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 M Ramirez);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by Flor Sesin);

[Signature]  
Planning Department Authorized Signature

[Signature]  
Hidalgo County Judge

8/8/23  
Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 8-8-23 MM  
AT-91905

ATTEST: [Signature]  
Hidalgo County Clerk

8/8/23  
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, 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: Amirta L. Trejo

Address: 321 Samoa Dr.

Weslaco, TX 78599

Phone: 956-332-4695

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

HUMMINGBIRD SUBDIVISION 104 1

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

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

Amirta Trejo  
Requesting Party (Signature)

5-10-23  
Date

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

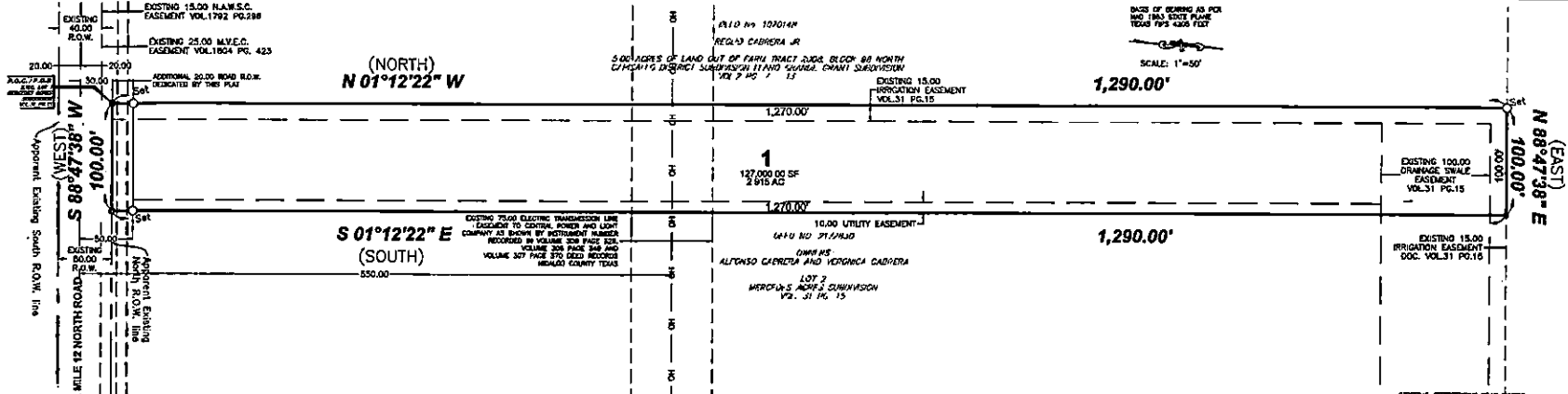
- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) Copy of Subd. plat

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

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

6/14/23  
Date

[Signature]  
County Official



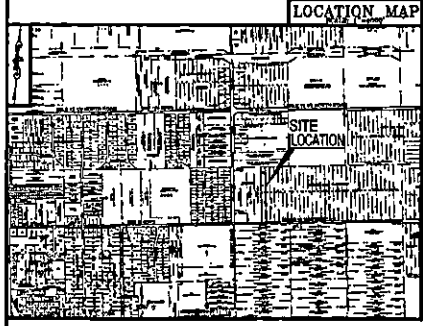
# HUMMINGBIRD SUBDIVISION

A 2.961 ACRE TRACT OF LAND, BEING ALL OF LOT 1 OF MERCEDES ACRES SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 31, PAGES 15, MAP RECORDS IN HIDALGO COUNTY, TEXAS MAP RECORDS.

STATE OF TEXAS  
COUNTY OF HIDALGO  
L. GUILLERMO A. ARRIETA, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAN.  
DATED THIS 11th DAY OF May, 2023.  
*L. Guillermo A. Arrieta*  
REGISTERED PROFESSIONAL ENGINEER  
HIDALGO COUNTY, TEXAS



STATE OF TEXAS  
COUNTY OF HIDALGO  
L. HONORIO LLIZ GUTIERREZ, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAN AND DESCRIPTION OF THIS SUBDIVISION WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.  
DATED THIS 17th DAY OF May, 2023.  
*L. Honorio Lliz Gutierrez*  
REGISTERED PROFESSIONAL SURVEYOR  
HIDALGO COUNTY, TEXAS



STATE OF TEXAS COUNTY OF HIDALGO  
ANTONIO REYES AND ANITA REYES, OWNER AND ATTORNEY  
HEREBY CERTIFY THAT THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER THE TEXAS WATER SERVICE ACT (ACT 462, CHAPTER 462, SUBCHAPTER 462.001), THE DISTRICT HAS NOT REVERSED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON CURRENTLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

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

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

Approved: Antonio Reyes DATE: 5-20-23  
10978 MILE 1 EAST  
MERCEDES, TEXAS 78370  
Anita Reyes DATE: 5-20-23  
10978 MILE 1 EAST  
MERCEDES, TEXAS 78370

STATE OF TEXAS COUNTY OF HIDALGO  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ANTONIO REYES AND ANITA REYES, KNOWN TO ME TO BE THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 21st DAY OF MAY, 2023.

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

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 THE TEXAS WATER SERVICE ACT (ACT 462, CHAPTER 462, SUBCHAPTER 462.001). THE DISTRICT HAS NOT REVERSED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON CURRENTLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL  
I, THE UNDERSIGNED, CERTIFY THAT THIS PLAN OF PROPOSED SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON THE 07th DAY OF May, 2023.

*[Signature]* 06-08-23  
DATE  
GENERAL MANAGER

STATE OF TEXAS COUNTY OF HIDALGO  
UNDER LOCAL GOVERNMENT CODE § 232.022(A)  
I, THE UNDERSIGNED, CERTIFY THAT THIS PLAN OF THE HUMBINGBIRD SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON THE 07th DAY OF May, 2023.

*[Signature]* 5/20/23  
DATE  
HIDALGO COUNTY JUDGE

OWNER: ANTONIO REYES AND ANITA REYES  
ENGINEER: GUILLERMO A. ARRIETA, P.E.  
SURVEYOR: HONORIO LLIZ GUTIERREZ, P.L.S.

NETS AND BOUNDS  
2.961 ACRES  
A 2.961-ACRE TRACT OF LAND, BEING ALL OF LOT (1), HUMBINGBIRD ACRES SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 31, PAGE 15, MAP RECORDS IN HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 31, PAGES 15, MAP RECORDS IN HIDALGO COUNTY, TEXAS, IS DESCRIBED BY BEARS AND BOUNDS AS FOLLOWS:  
THE POINT OF COMMENCEMENT (P.O.C.) BEING AT A NO. 4 1/2\"/>

INDEED, NORTH AN EXTENT OF 12 INCHES IS REQUIRED, ALSO WITH AN EXISTING MOISTURE FORCE, AND WITH THE APPROXIMATE NORTH LINE OF SAID LOT 1 AND OF SAID 2.961-ACRE TRACT A DISTANCE OF 100.00 FEET TO A NO. 4 1/2\"/>

STATE OF TEXAS COUNTY OF HIDALGO  
UNDER LOCAL GOVERNMENT CODE § 232.022(A)  
I, THE UNDERSIGNED, CERTIFY THAT THIS PLAN OF THE HUMBINGBIRD SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON THE 07th DAY OF May, 2023.

*[Signature]* 5/20/23  
DATE  
HIDALGO COUNTY JUDGE

OWNER: ANTONIO REYES AND ANITA REYES  
ENGINEER: GUILLERMO A. ARRIETA, P.E.  
SURVEYOR: HONORIO LLIZ GUTIERREZ, P.L.S.

- GENERAL ENGINEERING PLAT NOTES
1. MINIMUM FINISH FLOOR ELEVATION SHALL BE AT 1' ABOVE THE CENTER LINE OF THE EXISTING PAVEMENT OF MILE 12 NORTH ROAD OR 10' ABOVE NATURAL GROUND, WHICHEVER IS GREATER.
  2. THIS SUBDIVISION IS LOCATED IN ZONE "F" (FRONDED) AREAS DETERMINED TO BE EXISTING 50-YEAR FLOOD PLAIN, FEMA FLOOD POLICY MAP NO. 40063A (PADO-C) EFFECTIVE DATE: 04-18-2000 (LUMP DATE: 05-30-2000). CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING IS QUALIFIED FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (AS U.S. SECTIONS 4001 THROUGH 4017).
  3. SETBACKS: FRONT SETBACK: 30.00 FEET REAR SETBACK: 15.00 FEET OR EXISTING WHICHEVER IS GREATER SIDE SETBACK: 8.00 FEET OR EXISTING WHICHEVER IS GREATER
  4. LOT 1 SHALL BE FOR MULTIFAMILY USE ONLY. THE ENGINEER HAS SUBMITTED PLANNING MATERIALS FOR APPROVAL AND THE COUNTY HAS GRANTED APPROVAL TO THE APPROVED DESIGN OF THIS MULTIFAMILY DEVELOPMENT. SHALL BE MADE UNDER A PLAT-CONSTRUCTION PLAT IS APPROVED BY THE COUNTY FOR SUCH CHANGES. THIS MUST BE STIPULATED ON ALL OFFERS AND CONTRACTS FOR OFFER. APPLICATION FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOTS.
  5. CORNER MARKERS, CONSISTING OF A ONE-HALF (1/2) BIRMINGHAM STEEL ROD 1/8 INCHES IN DIAMETER, SHALL BE PLACED AT EACH CORNER OF THE LOTS.
  6. THE FOLLOWING DOCUMENTS ARE DESCRIBED ON THE FACE OF THE PLAT AND ON THE ATTACHED DOCUMENTS PLANS:  
- 100% PLAN, 1/4\"/>

7. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO SUBMIT A TOTAL OF 22.5 ACRES OF DEVELOPMENT. THIS DEVELOPMENT WILL BE REQUIRED TO SUBMIT A TOTAL OF 22.5 ACRES OF DEVELOPMENT. THIS DEVELOPMENT WILL BE REQUIRED TO SUBMIT A TOTAL OF 22.5 ACRES OF DEVELOPMENT. THIS DEVELOPMENT WILL BE REQUIRED TO SUBMIT A TOTAL OF 22.5 ACRES OF DEVELOPMENT.
8. NO STRUCTURE SHALL BE PERMITTED OVER ANY EXISTING CASADITAS SHALL BE KEPT CLEAR OF BUILDINGS, DRIVEWAYS, DRIVEWAYS, AND OTHER PLANNING EXCEPT LINE. LESS THAN 18 INCHES HOLLOW CONCRETE COVER, BASES, OR FLOORS, AND OTHER STRUCTURES THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE CASADITAS.
9. EACH PURCHASED TRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
10. ALL PUBLIC UTILITIES CATEGORIES (DETERMINED BY THIS PLAN) SHALL BE A MINIMUM OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES, BY WHICH THIS PLAN DEVELOPER AND FINANCER CERTIFY THAT ALL OTHER CASADITAS SHOWING COMPLY WITH THE SETZ REGULATED BY EACH UTILITY PROVIDER OCCUPANCY AN CASADITAS.
11. ON-SITE REMEDIATION FACILITIES (OSRF) WITHIN THIS SUBDIVISION SHALL USE ON-SITE REMEDIATION FACILITIES AS DESCRIBED WITH TRENCH AND HIDALGO COUNTY REGULATIONS FOR STRAITS DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSRF ON ALL LOTS.
12. EACH LOT ON THIS PLAT COMPLES WITH THE MINIMUM 1000 SQUARE FEET LOT AREA WITH PORTABLE WATER SERVICE.
13. EACH SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
14. ALL PLANS AND MATERIALS SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND ENGINEER MAY BE ALSO USED FOR THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS STIPULATED THAT THE COUNTY WILL BE RESPONSIBLE FOR A STANDARD 2\"/>

15. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE DRAIN AND/OR ROUGHEN GRADE AT A 2% SLOPE TO ADJACENT TO THE POST DEVELOPMENT FINISHED GRADE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPROVED COUNTY CONSTRUCTION SPECIFICATIONS 21.4.
16. DRAINAGE IMPROVEMENTS SHALL BE MADE WITHIN 1200 NORTH ROAD-SIDE OTION WILL BE MAINTAINED BY HIDALGO COUNTY PCE1.
17. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE DRAIN AND/OR ROUGHEN GRADE AT A 2% SLOPE TO ADJACENT TO THE POST DEVELOPMENT FINISHED GRADE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPROVED COUNTY CONSTRUCTION SPECIFICATIONS 21.4.
18. DRAINAGE IMPROVEMENTS SHALL BE MADE WITHIN 1200 NORTH ROAD-SIDE OTION WILL BE MAINTAINED BY HIDALGO COUNTY PCE1.
19. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE DRAIN AND/OR ROUGHEN GRADE AT A 2% SLOPE TO ADJACENT TO THE POST DEVELOPMENT FINISHED GRADE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPROVED COUNTY CONSTRUCTION SPECIFICATIONS 21.4.
20. DRAINAGE IMPROVEMENTS SHALL BE MADE WITHIN 1200 NORTH ROAD-SIDE OTION WILL BE MAINTAINED BY HIDALGO COUNTY PCE1.

- LEGENDS
- = 1/4\"/>

**NAIN ENGINEERING, L.L.C.**  
CONSULTING ENGINEER  
FIRM NO F-9050 PH: (956) 764-0218  
526 N. STREET DONNA, TEXAS 78537 E-MAIL: NAINENGINEERING@YAHOO.COM



# PLANNING DEPARTMENT

## County of Hidalgo

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

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

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

Sewer

Precinct 1 2 3 4

**Anthony Uresti**  
Assistant Director

Application No: N/A

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Approved by Environmental Health:	Temporary Service	Final Service
Name: <u>Jefferson Road Property Inv., LLC.</u>	Authorized Signature	Authorized Signature
Inspection/Permit No:		
Date Approved:	/ /	/ /

Name: Jefferson Road Property Inv., LLC.

Address: P.O. Box 2604  
Edinburg, TX 78540

Water Supplier: NAWSC

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

Phone: 821-7108

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

regarding the land described as:

Carmen Anila Subdivision Phase III lots 255-403

on August 8, 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 5/30/23);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by Fluor Serin);
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by Fluor Serin);
- yes an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by WRamirez);
- No individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by WRamirez);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by Fluor Serin);

[Signature]  
Planning Department Authorized Signature

[Signature]  
Hidalgo County Judge

8/8/23  
Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 8-8-23 MM

ATTEST: [Signature]  
Hidalgo County Clerk

8/8/23  
Date

01-91905



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

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

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

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

*Secura*

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 1078

### 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: Jefferson Road Property Investments LLC

Address: PO 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.):

Carmen Avila Subdivision Phase III: A 33.73 acre tract of land out of Tract 156, San Salvador del Tule Grant, Hidalgo County, Texas *Lots 255-403*

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

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

*[Signature]* 5-2-23  
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 subd. plat

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

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

7/27/23  
Date

*[Signature]*  
County Official

**SUBDIVISION PLAT OF:  
CARMEN AVILA SUBDIVISION PHASE III**

A 3373 ACRE TRACT OF LAND OUT OF TRACT 156, SAN SAUVEDOR DEL TULE GRANT, HULLADO COUNTY, TEXAS, ACCORDING TO THE MAP OF PLAT THEREOF RECORDED IN VOLUME 105, PAGES 58-60, HULLADO COUNTY, TEXAS, COUNTY RECORD NUMBER 2764743, OFFICIAL RECORDS, HULLADO COUNTY, TEXAS.

1. THIS PLAT IS A SUBDIVISION OF THE TRACT OF LAND DESCRIBED IN THE PRECEDING PARAGRAPH, AND IS SUBJECT TO THE RESTRICTIONS AND COVENANTS SET FORTH IN THE DECLARATION OF COVENANTS AND CONDITIONS ATTACHED HERETO AS EXHIBIT A.

2. THE TRACT OF LAND DESCRIBED IN THE PRECEDING PARAGRAPH IS DIVIDED INTO 18 LOTS, AS SHOWN ON THE MAP OF THIS PLAT.

3. THE TRACT OF LAND DESCRIBED IN THE PRECEDING PARAGRAPH IS DIVIDED INTO 18 LOTS, AS SHOWN ON THE MAP OF THIS PLAT.

4. THE TRACT OF LAND DESCRIBED IN THE PRECEDING PARAGRAPH IS DIVIDED INTO 18 LOTS, AS SHOWN ON THE MAP OF THIS PLAT.

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16. THE TRACT OF LAND DESCRIBED IN THE PRECEDING PARAGRAPH IS DIVIDED INTO 18 LOTS, AS SHOWN ON THE MAP OF THIS PLAT.

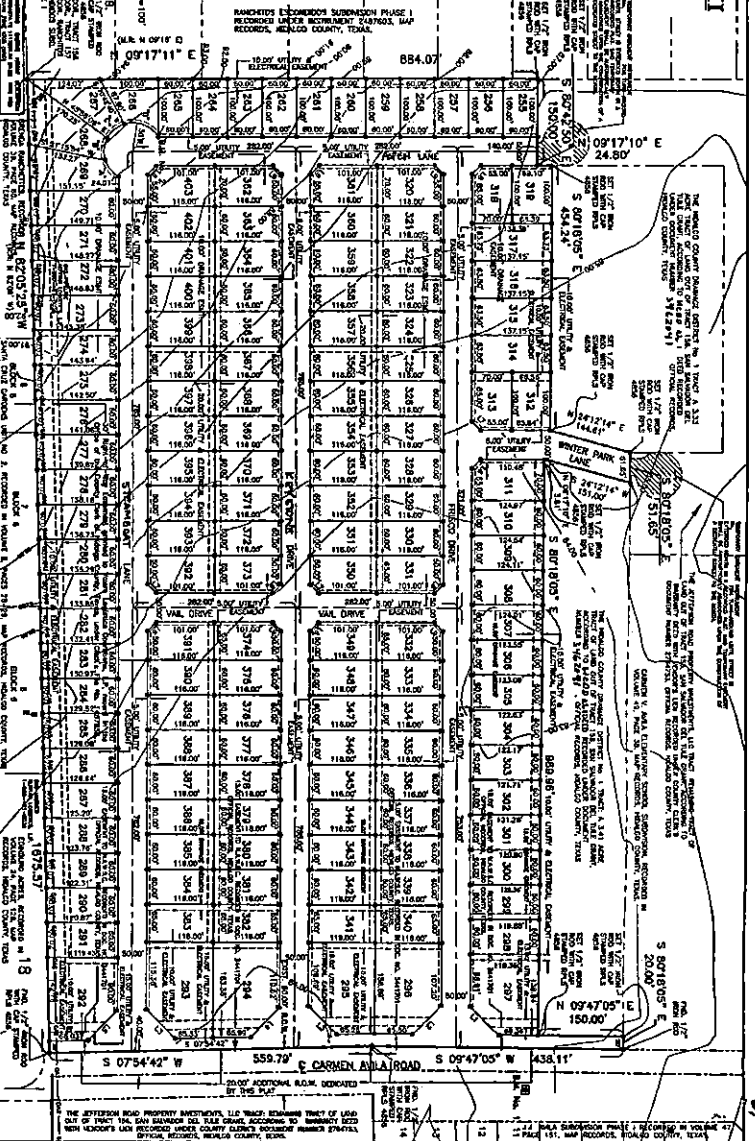
17. THE TRACT OF LAND DESCRIBED IN THE PRECEDING PARAGRAPH IS DIVIDED INTO 18 LOTS, AS SHOWN ON THE MAP OF THIS PLAT.

18. THE TRACT OF LAND DESCRIBED IN THE PRECEDING PARAGRAPH IS DIVIDED INTO 18 LOTS, AS SHOWN ON THE MAP OF THIS PLAT.

STATE OF TEXAS  
COUNTY OF HULLADO

*U. M. O. S. M. O.*  
U. M. O. S. M. O.  
DECEMBER 11, 2018

NOTARY PUBLIC  
COUNTY OF HULLADO, TEXAS



**RIGHT OF WAY EASEMENT**

RIGHT OF WAY EASEMENT FOR THE TRACT OF LAND DESCRIBED IN THE PRECEDING PARAGRAPH, AND IS SUBJECT TO THE RESTRICTIONS AND COVENANTS SET FORTH IN THE DECLARATION OF COVENANTS AND CONDITIONS ATTACHED HERETO AS EXHIBIT A.

LOT NO.	ACRES	AREA
1	1.00	43,560.00
2	1.00	43,560.00
3	1.00	43,560.00
4	1.00	43,560.00
5	1.00	43,560.00
6	1.00	43,560.00
7	1.00	43,560.00
8	1.00	43,560.00
9	1.00	43,560.00
10	1.00	43,560.00
11	1.00	43,560.00
12	1.00	43,560.00
13	1.00	43,560.00
14	1.00	43,560.00
15	1.00	43,560.00
16	1.00	43,560.00
17	1.00	43,560.00
18	1.00	43,560.00

**INDEX OF SHEETS**

SHEET NO.	DESCRIPTION
1	PLAT
2	PLAT
3	PLAT
4	PLAT
5	PLAT
6	PLAT
7	PLAT
8	PLAT
9	PLAT
10	PLAT
11	PLAT
12	PLAT
13	PLAT
14	PLAT
15	PLAT
16	PLAT
17	PLAT
18	PLAT

**APPROVED BY DIVISION COMMISSION:**

*[Signature]*  
DIVISION COMMISSIONER

**APPROVED BY COUNTY CLERK:**

*[Signature]*  
COUNTY CLERK

**APPROVED BY NOTARY PUBLIC:**

*[Signature]*  
NOTARY PUBLIC

**PLANNING & ZONING COMMISSION CERTIFICATION**

*[Signature]*  
PLANNING & ZONING COMMISSIONER

**LAND SURVEYING ENGINEER CERTIFICATION**

*[Signature]*  
LAND SURVEYING ENGINEER

**STATE OF TEXAS**

*[Signature]*  
NOTARY PUBLIC

**DATE OF PREPARATION: DECEMBER 11, 2018**

**SCALE: 1" = 100'**

**INDEX OF SHEETS: SHEET NO. 1 OF 5**

**LOCATION MAP**

SCALE: 1" = 100'

Map showing the location of the subdivision within the county and surrounding areas.

**DECLARATION OF COVENANTS AND CONDITIONS**

1. THE TRACT OF LAND DESCRIBED IN THE PRECEDING PARAGRAPH IS DIVIDED INTO 18 LOTS, AS SHOWN ON THE MAP OF THIS PLAT.

2. THE TRACT OF LAND DESCRIBED IN THE PRECEDING PARAGRAPH IS DIVIDED INTO 18 LOTS, AS SHOWN ON THE MAP OF THIS PLAT.

3. THE TRACT OF LAND DESCRIBED IN THE PRECEDING PARAGRAPH IS DIVIDED INTO 18 LOTS, AS SHOWN ON THE MAP OF THIS PLAT.

4. THE TRACT OF LAND DESCRIBED IN THE PRECEDING PARAGRAPH IS DIVIDED INTO 18 LOTS, AS SHOWN ON THE MAP OF THIS PLAT.

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10. THE TRACT OF LAND DESCRIBED IN THE PRECEDING PARAGRAPH IS DIVIDED INTO 18 LOTS, AS SHOWN ON THE MAP OF THIS PLAT.

11. THE TRACT OF LAND DESCRIBED IN THE PRECEDING PARAGRAPH IS DIVIDED INTO 18 LOTS, AS SHOWN ON THE MAP OF THIS PLAT.

12. THE TRACT OF LAND DESCRIBED IN THE PRECEDING PARAGRAPH IS DIVIDED INTO 18 LOTS, AS SHOWN ON THE MAP OF THIS PLAT.

13. THE TRACT OF LAND DESCRIBED IN THE PRECEDING PARAGRAPH IS DIVIDED INTO 18 LOTS, AS SHOWN ON THE MAP OF THIS PLAT.

14. THE TRACT OF LAND DESCRIBED IN THE PRECEDING PARAGRAPH IS DIVIDED INTO 18 LOTS, AS SHOWN ON THE MAP OF THIS PLAT.

15. THE TRACT OF LAND DESCRIBED IN THE PRECEDING PARAGRAPH IS DIVIDED INTO 18 LOTS, AS SHOWN ON THE MAP OF THIS PLAT.

16. THE TRACT OF LAND DESCRIBED IN THE PRECEDING PARAGRAPH IS DIVIDED INTO 18 LOTS, AS SHOWN ON THE MAP OF THIS PLAT.

17. THE TRACT OF LAND DESCRIBED IN THE PRECEDING PARAGRAPH IS DIVIDED INTO 18 LOTS, AS SHOWN ON THE MAP OF THIS PLAT.

18. THE TRACT OF LAND DESCRIBED IN THE PRECEDING PARAGRAPH IS DIVIDED INTO 18 LOTS, AS SHOWN ON THE MAP OF THIS PLAT.





# PLANNING DEPARTMENT

Rev. 7-24-23

## 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

**Anthony Uresti**  
Assistant Director

Application No: 1-7911

### 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: Claudia Castillo

Address: 14855 N Mile 4  
Rd W  
EISG TX, 78599

Phone: 956-756-7726

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

Water Supplier: N.A.W.S

Utility Provider:  M.V.E.C.     AEP

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

regarding the land described as:

Mesquital Lot 2

on August 8, 20 23, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

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

- yes A plat has been prepared; (Date approved 10-17-2002);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by U Ser);
- 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 U Ser);
- 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 U Ser);
- 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 U Ser);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by U Ser);

Heather DeLeon  
Planning Department Authorized Signature

Ricardo F. Lopez    8/8/23  
Hidalgo County Judge    Date

ATTEST: Antonio Guajardo Jr.    8/8/23  
Hidalgo County Clerk    Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 8-8-23 MM  
AI-91905



# PLANNING DEPARTMENT

Rev. 7-24-23

## County of Hidalgo

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

Precinct 1 2 3 4

**Anthony Uresti**  
Assistant Director

Application No: 1-7911

### 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: Claudia Castillo

Address: 14855 N mile 4 Rd W  
EISA TX, 78599

Phone: 956-756-7726

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

Mesquite lot 11

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

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

[Signature]  
Requesting Party (Signature)      Date

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

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

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

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

8/1/2023  
Date

[Signature]  
County Official



COUNTY OF HIDALGO  
PLANNING DEPARTMENT

Permit No.: Permit 1-7911

Receipt No.: 030540

M3675-00-000-0002-00

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

CASTILLO CLAUDIA  
110 ROSAS PRIEGO ST  
DONNA, TX 78537  
(956) 756-7726  
(956) 756-7726

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 44 Mobile homes
- [4] Size of Structure: 840Sq.Ft.
- [5] Legal Description: MESQUITAL LOT 2
- [6] Location: mile 4 & mile 14 1/2
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$12000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340450C  
 Precinct: 1  
 Certification of Elevation Required: No  
 Setbacks: Front 25', Rear 30', Side 6', Side 6', Corner '  
 Special Conditions: must comply with all county setbacks & regulations  
 Description: Permit 1-7911  
 Price: \$30.00  
**Total Amount.....\$30.00**  
 Method of Payment: Cash  
 Check/M.O.#:  
 Payment: \$40.00  
 Change Due: \$10.00  
 Application: sonia.diaz  
 Inspector: leo.najera  
 Receipt: sonia.diaz

\_\_\_\_\_  
 Cashier *Sonia Diaz*  
 \_\_\_\_\_ 7/14/23  
 Date

[NOTICE]

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

*Claudia Castillo*  
 \_\_\_\_\_  
 Signature of Owner or Applicant

7/14/23  
 \_\_\_\_\_  
 Date

Charge to: VLTC  
GF# 183059

WARRANTY DEED WITH VENDOR'S LIEN

CASTILLO  
Loan Number: 2201563411

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.

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

and husband Ramon Olivares Castillo  
THAT JENNY HERNANDEZ SILVA, hereinafter called "Grantor" (whether one or more), for and in consideration of the sum of TEN Dollars (\$10.00) and other good and valuable consideration to Grantor paid by CLAUDIA CASTILLO, A SINGLE WOMAN, hereinafter called "Grantee" (whether one or more), the receipt of which is hereby acknowledged and confessed, and the further consideration of the execution and delivery by said Grantee of one certain promissory note(s) hereinafter called "Note", in the principal sum of \$32,625.00, of even date herewith, payable to the order of U.S. BANK, N.A., hereinafter called "Mortgagee", bearing interest at the rate therein provided; said Note containing the usual reasonable attorney's fee clause and various acceleration of maturity clauses in case of default, and being secured by Vendor's Lien and superior title retained herein in favor of said Mortgagee, and being also secured by a Deed of Trust of even date herewith from Grantee to U. S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, Trustee; and

WHEREAS, Mortgagee has, at the special instance and request of Grantee, paid to Grantor a portion of the purchase price of the property hereinafter described, as included in the above-described Note, said Vendor's Lien against said property securing the payment of said Note is hereby assigned, transferred and delivered to Mortgagee, Grantor hereby conveying to said Mortgagee the said superior title to said property, subrogating said Mortgagee to all the rights and remedies of Grantor in the premises by virtue of said liens; and

Grantor has GRANTED, SOLD, and CONVEYED, and by these presents does GRANT, SELL, and CONVEY unto said Grantee, the following described property, to-wit:  
**ALL OF LOT 2, MESQUITAL SUBDIVISION, AN ADDITION TO THE CITY OF ELSA, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 40, PAGES 32-33, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES.**

TO HAVE AND TO HOLD the above-described premises, together with all and singular, the rights and appurtenances thereunto in anywise belonging unto said Grantee, his heirs and assigns, forever. And Grantor does hereby bind himself, his heirs, executors, and administrators, to warrant and forever defend all and singular the said premises unto said Grantee, his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.



Taxes for the current year have been prorated and their payment is assumed by Grantee.

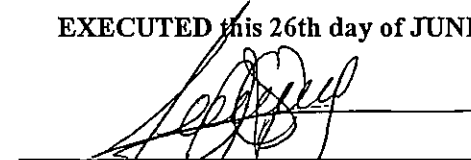
This conveyance is made subject to any and all valid and subsisting restrictions, easements, rights of way, reservations, maintenance charges together with any lien securing said maintenance charges, zoning laws, ordinances of municipal and/or other governmental authorities, conditions and covenants, if any, applicable to and enforceable against the above-described property as shown by the records of the County Clerk of said County.

BY ACCEPTANCE OF THIS GENERAL WARRANTY DEED, GRANTEE ACKNOWLEDGES THAT EXCEPT FOR THE WARRANTY OF TITLE CONTAINED HEREIN, GRANTOR HAS NOT MADE AND DOES NOT HEREBY MAKE ANY REPRESENTATION, WARRANTY OR COVENANT, EXPRESS OR IMPLIED, WITH RESPECT TO THE MERCHANTABILITY, CONDITION, QUALITY, DURABILITY, DESIGN, OPERATION, FITNESS OR SUITABILITY FOR USE OR PURPOSE OF THIS PROPERTY OR ANY PART OR PORTION THEREOF IN ANY RESPECT WHATSOEVER. THE PROPERTY IS SOLD, TRANSFERRED AND CONVEYED "WHERE IS" AND "AS IS". EXCEPT FOR THE EXPRESS WARRANTIES AS TO TITLE, ALL COVENANTS, AGREEMENTS, WARRANTIES OR REPRESENTATIONS ARE HEREBY EXPRESSLY NEGATED.

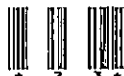
The use of any pronoun herein to refer to Grantor or Grantee shall be deemed a proper reference even though Grantor and/or Grantee may be an individual (either male or female), a corporation, a partnership or a group of two or more individuals, corporations and/or partnerships, and when this Deed is executed by or to a corporation, or trustee, the words "heirs, executors, and administrators" or "heirs and assigns" shall, with respect to such corporation or trustee, be construed to mean "successors and assigns".

It is expressly agreed that the Vendor's Lien is retained in favor of the payee of said Note against the above-described property, premises, and improvements, until said Note and all interest thereon shall have been fully paid according to the terms thereof, when this deed shall become absolute.

EXECUTED this 26th day of JUNE, 2023.

  
\_\_\_\_\_  
JENNY HERNANDEZ SILVA

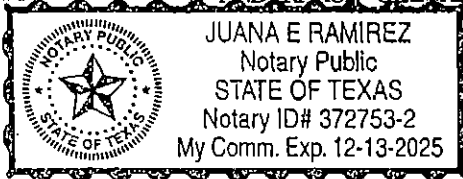
  
\_\_\_\_\_  
RAMON OLIVARES CASTILLO

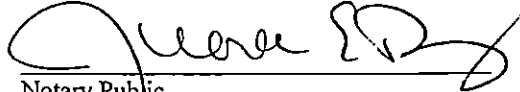


STATE OF TEXAS

COUNTY OF HIDALGO

This instrument was acknowledged before me this June 26, 2023 by JENNY  
HERNANDEZ SILVA AND RAMON OLIVARES CASTILLO.



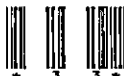
  
Notary Public .

GRANTEE'S ADDRESS:  
14855 N MILE RD W  
ELSA, TEXAS 78599

GV241-00039TXX (01/10)



(page 3 of 3 pages)







# PLANNING DEPARTMENT

Rev. 6-14-22

## County of Hidalgo

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

Precinct No. 1 Substation  
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956-205-7045  
956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 4-7437

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

Upon the application of:

Name: Rene & Norma Olivarez

Address: 3620 Ida Street  
Edinburg, TX 78539

Phone: 956-292-3336  
956-292-3288

Approved by Environmental Health: <i>For water permit only. Permit Sept 11</i>	Temporary Service Authorized Signature _____ Inspection/Permit No: _____ Date Approved:     /     /	Final Service <i>[Signature]</i> Authorized Signature <i>For water only</i> <u>07/26/2023</u>
--	--	---

Water Supplier: Sharyland WSC

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

Account/ESI No.: #10032789480137943  
[ ] Temporary Pole [  ] Permanent Service

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

Rene & Norma Olivarez (owners for Sharyland Water)  
Ramseyer Gardens #1 E 726' Lot 51 5.00 AC GR 4.86 AC NET

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

and who has submitted to the court an affidavit as required by Local Govt. Code Sec. 232.029 (f), on August 8, 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. Carter  
Hidalgo County Judge  
Date: 8/8/23

ATTEST: [Signature]  
Hidalgo County Clerk  
Date: 8/8/23

APPROVED BY  
COMMISSIONERS COURT  
ON: 8-8-23 MM  
AT-91905



# 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: 4-7437

**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

Rene & Norma Olivarez

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

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

Ramsayer Gardens #1 E720' lot 51  
5.00 AC GR 4.80 AC Net

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

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

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

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

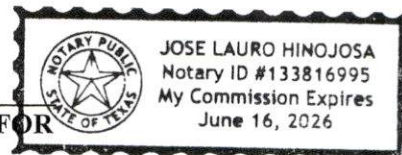
-OR-

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

Norma C. Olivarez (Signature)

SUBSCRIBED AND SWORN TO before me on July 25, 2023, to certify which, witnesses my hand and seal of office.

NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS





Chapter 232, Texas Local Government Code

6/12/2023 2:19:12 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 4-7437  
Receipt No.: 030012  
R0800-01-000-0051-05

OLIVAREZ RENE & NORMA  
3620 IDA ST  
EDINBURG, TX 78539  
(956) 292-3336  
(956) 292-3336

- [1] Contractor: SELF
- [2] Water System: Sharyland WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1500Sq.Ft.
- [5] Legal Description: RAMSEYER GARDENS #1 E726' LOT 51  
5.00 AC GR 4.86 AC NET
- [6] Location: MONTE CRISTO & RAMSEYER // WOODFRAME
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$30000
- [10] Flood Zone: Zone AE

Community Panel Number: 4803340325D  
Precinct: 4  
Certification of Elevation Required: Yes  
Setbacks: Front 50', Rear 15', Side 6', Side 6', Corner'  
Special Conditions: MUST COMPLY WITH ALL COUNTY  
SETBACKS & REGULATIONS  
Description: Permit 4-7437  
Price: \$30.00

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

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

*melissa.lopez* 6/12/23  
Cashier Date

ID#883318

[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.

*Norma C. Olivas*  
Signature of Owner or Applicant

6-12-23  
Date

SIERRA TITLE  
CLOSER *CAJ* GR#-  
318885

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

**WARRANTY DEED WITH VENDOR'S LIEN**

2407028

**Date:** March 7, 2013

**Grantors:** ADALIA ASCENCIO

**Grantor's Mailing Address (Including county):** 5018 Rio Grande Care Rd.  
Edinburg, Texas 78541  
Hidalgo County

**Grantee:** RENE OLIVAREZ and wife, NORMA OLIVAREZ

**Grantee's Mailing Address (Including county):** 3620 Ida St.  
Edinburg, Texas 78539  
Hidalgo County

**Consideration:** Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by Grantee of Grantee's one certain promissory **Note** of even date herewith, in the principal amount of **Twenty-Two Thousand and No/100ths (\$22,000.00) Dollars** payable to the order of **ADALIA ASCENCIO** and bearing interest as therein provided; containing the usual clauses providing for acceleration of maturity and for attorney's fees, the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a Deed of Trust of even date herewith from Grantee to **Ramon Vega III**, Trustee.

**Property (including any improvements):** *A 5.00 acre tract of land out of Lot 51, RAMSEYER GARDENS SUBDIVISION, Hidalgo County, Texas; according to map thereof recorded in Volume 9, Page 16, Map Records of Hidalgo County, Texas; said tract of land being more particularly described by metes and bounds as follows:*

*Commencing at a C.P.S. found at the Southeast corner of Lot 63, Ramseyer Gardens Subdivision as recorded in Volume 9, Page 16, Map Records, Hidalgo County, Texas and also being the Northeast corner of Lot 1, Aguinaga Subdivision as recorded in Volume 54, Page 171-173, Map Records, Hidalgo County, Texas;*

*THENCE, North 8 degrees 59 minutes 00 seconds East, with and along the East Lot lines of said Lots 52 thru 63, and the centerline of Jackson Road, a distance of 3,600 feet to a set P-K nail at the Southeast corner of said Lot 51 and also being the*

**Southeast corner of said tract of land, and POINT OF BEGINNING:**

**THENCE, North 81 degrees 31 minutes 00 seconds West, with and along the South Lot line of said Lot 51, a distance of 20.00 feet pass a half inch (1/2) iron rod, set at the West right of way line of Jackson Road, continuing on the same bearing for a total distance of 726.0 feet to a set half inch (1/2) iron rod at the Southwest corner of said tract herein described;**

**THENCE, North 8 degrees 59 minutes 00 seconds East, parallel to the East Lot line of said Lot 51, a distance of 300.00 feet to a half inch (1/2) iron rod set at the North Lot line of said Lot 51, for the Northwest corner of said tract herein described;**

**THENCE, South 81 degrees 31 minutes 00 seconds East, with and along the North Lot line of said Lot 51, a distance of 706.0 feet pass a half inch (1/2) iron rod set at the West right of way line of Jackson Road, continuing on the same bearing for a total distance of 726.0 feet to a set P-K nail at the Northeast corner of said Lot 51 and for the Northeast corner of said tract herein described;**

**THENCE South 8 degrees 59 minutes 00 seconds West, with and along the East Lot line of said Lot 51, and the centerline of Jackson Road, a distance of 300.00 feet to the POINT OF BEGINNING, containing 5.00 acres gross of land (217,800.000 sq. ft.) more or less.**

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

Road Easement along the East and West sides of subject property as shown on the Map recorded in Volume 9, Page 16, Map Records of Hidalgo County, Texas.

Easements and conditions as shown on the Map recorded in Volume 9, Page 16, Map Records of Hidalgo County, Texas.

Easements, rights, rules, and regulations in favor of Santa Cruz Irrigation District No. 15.

Easements, or claims of easements, which are not of public record.

All oil, gas and other minerals reserved in Deeds recorded in Volume 829, Page 204, and Volume 1382, Page 130, Deed Records, Hidalgo County, Texas.

Oil and Gas Lease dated July 31, 1979, from Bruce R. Merrill, et al, to Harry LeMaire recorded in Volume 384, Page 864, Oil and Gas Records of Hidalgo County, Texas.

Oil and Gas Lease dated September 25, 1979, from Hidalgo-Willacy Oil Company to Panale Petroleum Company recorded in Volume 385, Page 42, Oil and Gas Records of Hidalgo County, Texas.

Oil and Gas Lease dated September 10, 1978, from Bernice Wilder Ikins to Harry LeMaire recorded in Volume 385, Page 282, Oil and Gas Records of Hidalgo County, Texas.

Oil and Gas Lease dated September 26, 1979, from Sawnie Smith Morris to Harry LeMaire recorded in Volume 385, Page 737, Oil and Gas Records of Hidalgo County, Texas.

Oil and Gas Lease dated July 31, 1979, from Dorothy Ann Korthals, et al, to Harry Le Maire recorded in Volume 385, Page 882, Oil and Gas Records of Hidalgo County, Texas.

Oil and Gas Lease dated September 10, 1979, from Bernice Wilder Ikins to Harry Le Maire recorded in Volume 386, Page 238, Oil and Gas Records of Hidalgo County, Texas.

Oil and Gas Lease dated October 23, 1979, from Edinburg CISD to Harry LeMaire recorded in Volume 387, Page 234, Oil and Gas Records of Hidalgo County, Texas.

Terms, conditions, and stipulations contained in Contract for Deed between Veterans Land Board and Jose Carlos Ascencio, dated June 29, 1995, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on July 3, 1995, under Clerk's File No. 460727.

Taxes for 2013 and subsequent years, 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.

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.

  
**ADALIA ASCENCIO**

(Acknowledgment)

STATE OF TEXAS

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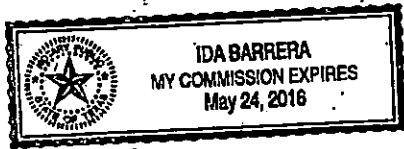
COUNTY OF HIDALGO

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This instrument was acknowledged before me on this the 31<sup>st</sup> day of March, 2013 by Adalia Ascencio.

*Ida Barrera*

Notary Public, State of Texas



AFTER RECORDING RETURN TO:

Law Office of Ramon Vega III, PLLC  
1012 Martin Ave. -Ste. C  
McAllen, Texas 78504

PREPARED IN THE OFFICE OF:

Law Office of Ramon Vega III, PLLC  
1012 Martin Ave. -Ste. C  
McAllen, Texas 78504