



RICHARD F. CORTEZ  
County Judge

# OFFICE OF THE COUNTY JUDGE County of Hidalgo

## CERTIFICATES OF PLAT APPROVALS – CONSENT AGENDA

### COMMISSIONERS COURT AGENDA FOR October 3, 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>2</u>
CERTIFICATES OF RESIDENCE CONSTRUCTION	<u>0</u>
CERTIFICATES OF WATER SERVICE AVAILABILITY	<u>1</u>
<b>TOTAL CERTIFICATES</b>	





# 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: 4-7788

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

Upon the application of:

Name: Perez Jose Noel

Address: Hargill Townsite 3.57 Ac  
200 x 778 2' Bound on the west

By Lincoln Ave & East of ADAMS

Phone: 956-279-3505

<b>Approved by</b> <b>Environmental Health:</b>	<b>Temporary Service</b>	<b>Final Service</b>
<b>Inspection/Permit No:</b>	_____	<u>MR Ramirez</u>
<b>Date Approved:</b>	<u>1 / 1</u>	<u>9/17/23</u>
	<b>Authorized Signature</b>	<b>Authorized Signature</b>
		<u>Septics</u>

Water Supplier: North Plano North Water

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

Account/ESI No.: 10032789425/09935  
 Temporary Pole  Permanent Service

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

Jose Noel Perez - Hargill Townsite 3.57 Ac - 200 x 778 2'  
Bound on the west By Lincoln Ave & East of Adams

[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 October 3, 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 10/3/23  
Date

ATTEST: [Signature]  
Hidalgo County Clerk 10/4/23  
Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 10/3/23



# 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
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Precinct 1 2 3 (4)

**Anthony Uresti**  
Assistant Director

Application No: 4-7788

**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

Jose Angel Perez

Known to me [or proved to me in the oath of \_\_\_\_\_ or through  
Texas D.O. 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:

Hersill Townside 12925 Washington Ave Weslaco Tx 78599  
357th 200 x 7782' Bounds on the West By Lincoln Ave & East of Adams  
[Insert the lot and block number in recorded subdivision, address, or description in deed, etc]

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

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

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

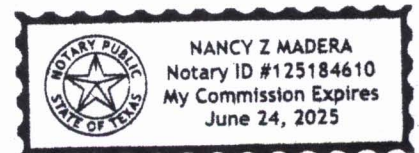
-OR-

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

[Signature] (Signature)

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

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





COUNTY OF HIDALGO  
PLANNING DEPARTMENT

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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 4-7788  
Receipt No.: 031580  
H1200-00-000-0000-07

- PEREZ JOSE ANGEL
- 1102 W EAGLE
- PHARR, TX 78577
- (956) 279-3505
- (956) 279-3505
- [1] Contractor: SELF
- [2] Water System: City of Edinburg
- [3] Class of Work: 05 Residential, Move In or relocated building
- [4] Size of Structure: 560Sq.Ft.
- [5] Legal Description: HARGILL TOWNSITE 3.57AC - 200' X 778.2'  
BOUND ON THE WEST BY LINCOLN AVE & EAST OF ADAMS  
AVE
- [6] Location: FM 490 & WASHINGTON WOODFRAME
- [7] Sewage: North Alamo WSC
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$12000
- [10] Flood Zone: Zone C

Community Panel Number: 4803340250B  
 Precinct: 4  
 Certification of Elevation Required: No  
 Setbacks: Front 50', Rear 15', Side 6', Side 6', Corner '  
 Special Conditions: MUST COMPLY WITH ALL COUNTY  
 SETBACKS & REGULATIONS  
 Description: Permit 4-7788  
 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* 9/20/23  
 Cashier Date

[NOTICE]

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

*[Signature]*  
 \_\_\_\_\_  
 Signature of Owner or Applicant

9-20-23  
 \_\_\_\_\_  
 Date

# PLAT SHOWING

A 3.55 ACRE TRACT OF LAND BEING A PORTION OF SECTION 29, LAS MESTENAS RANCH SUBDIVISION AS RECORDED IN VOLUME 1, PAGE 29, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING A PORTION OF THAT CERTAIN TRACT ACQUIRED BY THE ST. LOUIS, BROWNVILLE AND MEXICO RAILWAY COMPANY FROM LOUIS NOLTE BY WARRANTY DEED RECORDED IN VOLUME 195, PAGE 223, DEED RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING A PORTION OF THAT CERTAIN TRACT ACQUIRED BY THE ST. LOUIS, BROWNVILLE AND MEXICO RAILWAY COMPANY FROM W. A. HARDING BY WARRANTY DEED RECORDED IN VOLUME 210, PAGE 165, DEED RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THAT CERTAIN 200.00 FOOT RAILROAD RIGHT-OF-WAY ADJACENT TO AND NORTH OF BLOCKS 91 AND 92, ORIGINAL TOWNSITE OF HARGILL AS RECORDED IN VOLUME 3, PAGE 46, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THAT CERTAIN TRACT CONVEYED TO PEDRO GARCIA, JR. BY WARRANTY DEED RECORDED IN DOCUMENT NUMBER 1428781, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

I, RAUL E. GARCIA, REGISTERED PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THE ABOVE IS A TRUE AND ACCURATE PLAT OF THE LANDS AS SURVEYED UNDER MY DIRECTION AND THAT THERE ARE NO VISIBLE DISCREPANCIES, VISIBLE EASEMENTS, CONFLICTS OR ENCUMBRANCES IN THIS AREA, BOUNDARY LINE CONFLICTS, PROTRUSIONS, EXCEPT AS SHOWN.

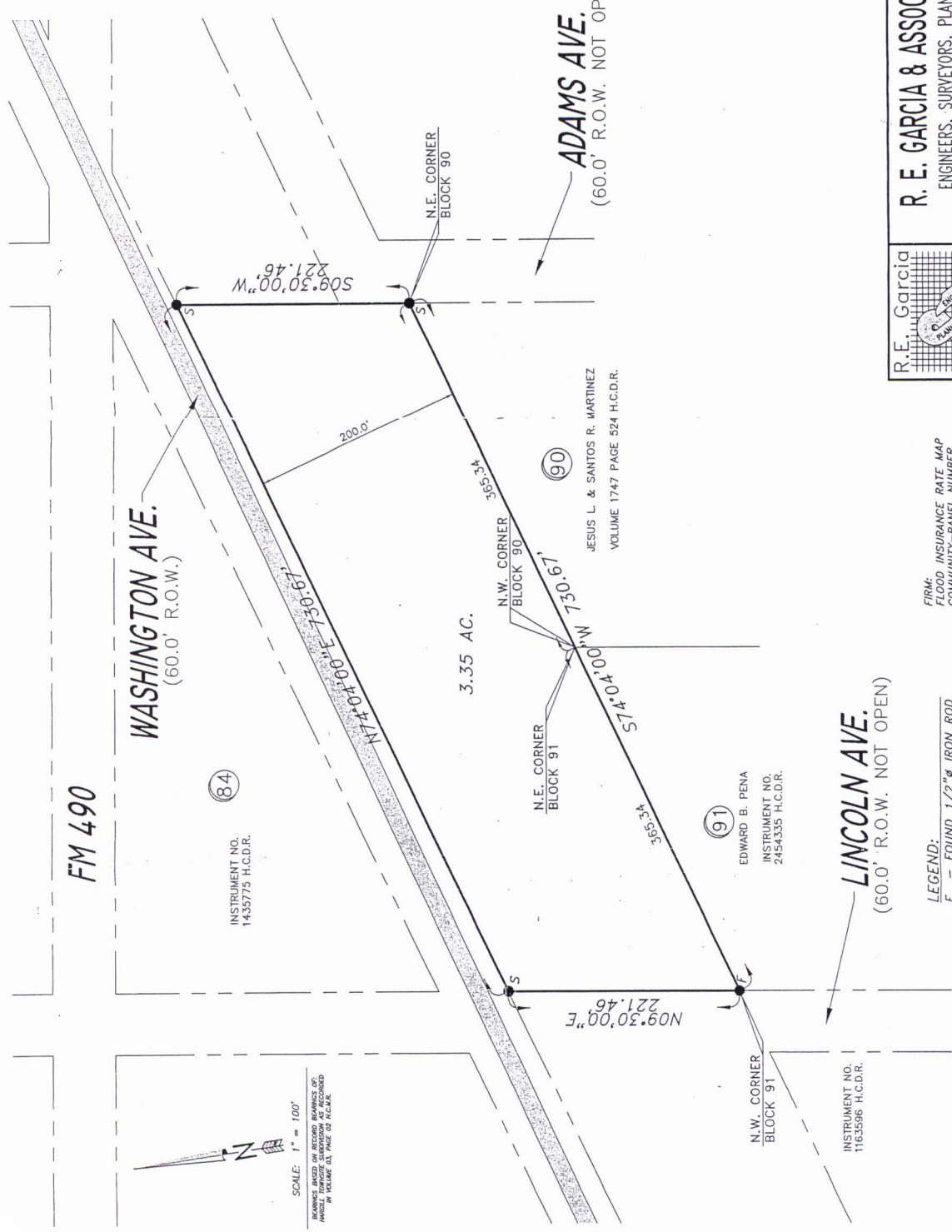


*R. E. Garcia*  
REGISTERED PROFESSIONAL LAND SURVEYOR # 4204

This survey is being provided solely for the use of the current parties and the filer. It is not intended to be used for any other purpose or in any other transaction except as is necessary in conjunction with the original transaction which shall take place within a six (6) months time period.

NOTE:  
OVERHEAD AND UNDERGROUND FACILITIES ARE NOT SHOWN ON THIS SURVEY.  
SURVEY COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

TITLE: <b>BOUNDARY SURVEY</b>	
DATE: MAY 26, 2016	REV:
JOB # 2016-0225 BOOK T-136/PG.62	
SCALE: 1" = 100'	
DRAWN BY: D.E.S.	



**R. E. Garcia & Associates**  
ENGINEERS, SURVEYORS, PLANNERS  
ENGINEER (7-5001) & SURVEYOR (10015300)  
116 NORTH 12th AVE.  
EDINBURG, TEXAS 78541 (956) 381-1061  
EMAIL: REGAASSOC@AOL.COM

FIRM:  
FLOOD INSURANCE RATE MAP  
COMMUNITY-PANEL NUMBER  
480334 250 B  
MAP REVISED: 01/02/1981  
THIS ZONE IS IN FLOOD AREA "X"

LEGEND:  
F - FOUND 1/2" Ø IRON ROD  
S - SET 1/2" Ø IRON ROD

SCALE: 1" = 100'  
BEARINGS MEASD ON SECTION 29, LAS MESTENAS RANCH SUBDIVISION AS RECORDED IN VOLUME 01, PAGE 02, H.C.D.R.

Charge to: VLIC

GF # 153920

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

GENERAL WARRANTY DEED

Date: SEPTEMBER 13, 2017
Grantor (s): PEDRO GARCIA, JR., A SINGLE PERSON
Grantor's Mailing Address: 406 E. 6TH STREET HARGILL, HIDALGO COUNTY, TEXAS 78549

Grantee: JOSE ANGEL PEREZ
Grantee's Mailing Address: 1102 W. EAGLE PHARR, HIDALGO COUNTY, TEXAS 78577



Date: 7-6-21
I, Arturo Guajardo, Jr. County Clerk do hereby certify that this is a true and correct copy of the original document filed in my office.
By: [Signature] Deputy Clerk

Consideration: Ten and no/100 (\$10.00) Dollars, and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged.

Property (including any improvements): A 3.55 acre tract of land being a portion of Section 29, Las Mestenas Ranch Subdivision as Recorded in Volume 1, Page 29, Map Records, Hidalgo County, Texas, also being a portion of that certain tract acquired by the St. Louis, Brownsville and Mexico Railway Company from Louis Nolte by Warranty Deed recorded in Volume 195, Page 233, Deed Records, Hidalgo County, Texas, also being a portion of that certain tract acquired by the St. Louis, Brownsville and Mexico Railway Company from W.A. Harding by Warranty Deed recorded in Volume 210, Page 165, Deed Records, Hidalgo County, Texas, also being that certain 200.00 foot Railroad Right-of-way adjacent to and north of Blocks 91 and 92, Original Townsite of Hargill as recorded in Volume 3, Pages 45-46, Map Records, Hidalgo County, Texas, also being that certain tract conveyed to Pedro Garcia, Jr. by Warranty Deed recorded in Document #1428781, Official Records, Hidalgo County, Texas and being more fully described by metes and bounds as description as follows:

BEGINNING at a found one-half inch iron pipe on the east Right-of-Way line of Lincoln Ave., a 60.00 foot County Road, (not open) being the northwest corner of said Block 91, Original Townsite of Hargill, for the southwest corner of herein described tract;

THENCE North 09 degrees 30 minutes 00 seconds East 221.46 feet along the northerly projection of said east Right-of Way line of Lincoln Ave, to a set one-half inch iron rod on the south Right-of-Way line of Washington Ave, for the northwest corner of herein described tract;

THENCE North 74 degrees 04 minutes 00 seconds East 730.67 feet along said south Right-of-Way line of Washington Ave, to a set one-half inch iron rod on the northerly projection of the west Right-of-Way line of Adams Ave., a 60.00 foot County Road, (not open), for the northeast corner of herein described tract;

THENCE South 09 degrees 30 minutes 00 seconds West 221.46 feet along said northerly projection of the west Right-of-Way line of Adams Ave, to a set one-half inch iron rod being the northeast corner of said Block 90, Original Townsite of Hargill, for the southeast corner of herein described tract;

THENCE South 74 degrees 04 minutes 00 seconds West along the north line of said Block 90, pass at 365.34 a point being the northwest corner of said Block 90, also being the northeast corner of said Block 91, and continuing along the north line of said Block 91, for a total distance of 730.67 feet to the point of beginning.

Reservations From and Exceptions to Conveyance and Warranty:

- A. Roadways and reservations as shown on the map of Original Townsige of Hargill, recorded in Volume 3, Pages 45-46, Map Records of Hidalgo County, Texas.
- B. Right of way easement in favor of Central Power and Light Company, as shown by instrument dated January 26, 1927, recorded in Volume 237, Page 186, Deed Records of Hidalgo County, Texas.
- C. Terms, stipulations and conditions contained in Easement Indenture executed by Union Pacific Railroad Company, a Delaware Corporation and Coastal States Crude Gathering Company filed July 9, 1998 under Document 691786, Official Records of Hidalgo County, Texas.
- D. Mineral and/or royalty reservation contained in deed dated November 7, 2000, filed December 14, 2000 under Document Number 928244, Official Records of Hidalgo County, Texas.
- E. Terms, stipulations and conditions contained in a Non-Drilling Agreement, dated November 7, 2000 filed December 14, 2000 under Document Number 928244, Official Records of Hidalgo County, Texas.
- F. Any claim or allegation that the land, described in Schedule "A" was or is to be conveyed in violation of state statutes or any county or municipal ordinances requiring the platting of the land or affecting subdivision, or any loss of the use of the land by reason thereof.
- G. Rights of parties in possession.
- H. Visible and apparent easements on or across the property herein described.
- I. Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.
- J. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.

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 when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

As a material part of the Consideration for this deed, Grantor and Grantee agree that Grantee is taking the Property "AS IS" with any and all latent and patent defects and that there is no warranty by Grantor that the Property has a particular financial value or is fit for a particular purpose. Grantee acknowledges and stipulates that Grantee is not relying on any representation, statement, or other assertion with respect to the Property condition but is relying on Grantee's examination of the Property. Grantee takes the Property with the express understanding and stipulation that there are no express or implied warranties except for limited warranties of title set forth in this deed.

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

Date: 7-6-21  
 I, Arturo Guajardo, Jr. County Clerk do hereby certify that this is a true and correct copy of the original document  
 By: [Signature]  
 Deputy Clerk

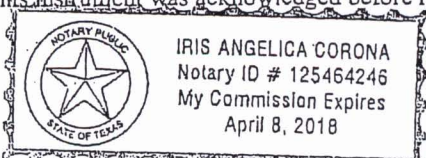
[Signature]  
 PEDRO GARCIA, JR.

(Acknowledgement)



STATE OF TEXAS  
 COUNTY OF HIDALGO

This instrument was acknowledged before me on the 18<sup>th</sup> day of SEPTEMBER, 2017 by PEDRO GARCIA, JR.



[Signature]  
 Notary Public, State of Texas

After Recording Return To:  
 The Law Office of Arturo Martinez  
 414 South Cage Blvd.  
 Pharr, Texas 78577

Prepared In The Law Office of Arturo Martinez  
 414 South Cage Blvd.  
 Pharr, Texas 78577  
 Tel.(956) 781-6203/Fax(956) 781-6204





# PLANNING DEPARTMENT

Rev. 7-24-23

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281  
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Precinct 1 2 3 4

**Anthony Uresti**  
Assistant Director

Application No: 4-7798

### 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: Marco A Felix

Address: 15711 Lisa St  
Edinburg TX 78544

Phone: (956) 358-5745

<b>Approved by Environmental Health:</b>	<b>Temporary Service</b>	<b>Final Service</b>
<b>Inspection/Permit No:</b>	<b>Authorized Signature</b>	<b>Authorized Signature</b>
<b>Date Approved:</b>	<u>1 / 1</u>	<u>9/22/23</u>

Water Supplier: City Edinburg

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

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

regarding the land described as:  
Paloma del Valle P#3 Lot 142

on October 3, 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 7/11/07);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by [Signature]);
- yes an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by [Signature]);
- NO individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by [Signature]);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

[Signature]  
Planning Department Authorized Signature  
Richard F Carter  
Hidalgo County Judge  
10/2/23  
Date

ATTEST: [Signature]  
Hidalgo County Clerk  
10/4/23  
Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 10/3/23



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Precinct 1 2 3 4

**Anthony Uresti**  
Assistant Director

Application No: 4-7798

### 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: Marco A Felix

Address: 15711 Lisa ST  
Edinburg TX 78541

Phone: 956-358-5745

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

Paloma del Valle P#3 Lot # 142

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

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

Marco A Felix      9-22-23  
Requesting Party (Signature)      Date

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

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

This part to be filled out by receiving county official:

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

9/27/23  
Date

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

Permit No.: Permit 4-7792  
Receipt No.: 031613  
P3112-03-000-0142-00

FELIX MARCO ANTONIO NUNEZ  
15711 LISA ST  
EDINBURG, TX 78541  
(956) 358-5745  
(956) 358-5745

[1] Contractor: SELF  
[2] Water System: City of Edinburg  
[3] Class of Work: 20 Mobile Homes  
[4] Size of Structure: 924Sq.Ft.  
[5] Legal Description: PALOMA DEL VALLE PH 3 LOT 142  
[6] Location: SEMINARY RD & INGLE RD  
[7] Sewage: City of Edinburg  
[8] Construction Type: Wood  
[9] Est. Cost of Construction: \$5000  
[10] Flood Zone: Zone X

Community Panel Number: 4803340325D  
Precinct: 4  
Certification of Elevation Required: No  
Setbacks: Front 25', Rear 10', Side 6', Side ', Corner 10'  
Special Conditions: **MUST COMPLY WITH ALL SET BACKS AND REGULATIONS REQUIRED BY THE HCPD**  
Description: Permit 4-7792  
Price: \$30.00

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

Method of Payment: Cash  
Check/M.O.#:  
Payment: \$40  
Change Due: \$10.00  
Application: melissa.lopez  
Inspector: israel.lozoya  
Receipt: melissa.lopez

*Melissa Lopez* 9/22/23  
Cashier Date

[NOTICE]

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

*Felix Marco Antonio Nunez*  
Signature of Owner or Applicant

9-22-2023  
Date

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

**WARRANTY DEED**

**DATE:** July 13, 2021

**GRANTORS:** Juan Manuel López García  
**GRANTOR'S ADDRESS:** 1602 Calle Cedro  
Edinburg TX 78541

**GRANTEES:** Marco Antonio Félix Núñez  
**GRANTEE'S ADDRESS:** 15711 Lisa St.  
Edinburg TX 78541

**Consideration:** TEN AND NO/100THS DOLLARS (\$10.00) and other good and valuable consideration in receipt of total sale price TWENTY-FIVE THOUSAND DOLLARS (\$25,000.00).

**PROPERTY (INCLUDING ANY IMPROVEMENTS):**

Lot(s) 142, La Paloma Del Valle Phase III Subdivision, Hidalgo County, Texas, according to the Map or Plat thereof recorded in Volume 53, Pages 133-136, of the map records of Hidalgo County, Texas.

**SAVE AND EXCEPT all of the Oil, Gas and other Minerals.**

**Reservations From and Exceptions to Conveyance and Warranty: Easements, right-of-way, and prescriptive rights, whether of record or not; all presently recorded instruments, other than liens and conveyances, that affect the property; taxes for the current year, payment of which Grantee assumes; but not subsequent assessments for the current and prior years due to change in land usage, ownership, or both, the payment of which Grantor assumes.**

1. Restrictive Covenants recorded as Document Number 1784511, in the Official Records of Hidalgo County, Texas;
2. Taxes for the current year and all subsequent years;
3. Blanket easements, rules and rights in favor of Hidalgo County Irrigation District in which the property is located;
4. Subject to any and all valid and existing restrictions, easements, rights-of-way, reservations, and maintenance charges, together with any liens securing maintenance charges, zoning laws, ordinance of municipal or other governmental agencies or authorities, and conditions and covenants, if any, applicable to the enforceable against the property described herein, whether of record or not, all presently recorded instruments, other than liens or conveyances that affect the property.
5. For Grantor and Grantor's successors, a reservation of all of the oil, gas and other minerals that are in and under the property and that may be produced from it and a reservation of the right of ingress and egress of all times for mining, drilling, exploring, operating, and developing the property for oil, gas and other minerals and for removing them from the property. If this interest is subject to an existing lease for oil and gas or oil, gas, and other minerals, Grantor is entitled to receive the royalties and other benefits that are associated with the interest and payable under the lease.

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

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

NO TITLE OR TAX EXAMINATION WAS REQUESTED OR PREFORMED IN CONNECTION WIT THE HEREIN DESCRIBED PROPERTY. THE PREPARER OF THIS DOCUMENT EXPRESSES NO OPINION AS TO THE TITLE OR TAXES FOR THE HEREIN DESCRIBED PROPERTY.

"THIS INSTRUMENT WAS PREPARED AT BOTH PARTIES SPECIFIC REQUEST BASED ON THE NFORMATION FURNISHED BY THE PARTIES, AND NO TITLE SEARCH HAS BEEN MADE".

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

EXECUTED this document on this 16<sup>th</sup> Day of July, 2021 by said Grantors.

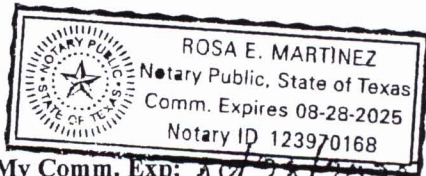
*Juan Manuel Lopez Garcia*  
Juan Manuel López García (Grantor)

ACKNOWLEDGMENT

STATE OF TEXAS )  
COUNTY OF HIDALGO )

On this 16<sup>th</sup> Day of July, 2021 before me a NOTARY PUBLIC for said State, personally appeared JUAN MANUEL LOPEZ GARCIA (Grantor/s), who personally proved to me on the basis of satisfactory evidence to be the person/s whose name/s is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity/ies, and that by his/her/their signature/s on the instrument the person/s, or the entity upon behalf of which the person/s acted, executed the instrument.

WITNESS my hand and official seal.



My Comm. Exp: 08/28/2025

*Rosa E. Martinez*  
Rosa E. Martinez  
Notary Public,  
State of Texas,  
County of Hidalgo.

**RELEASE OF LIEN**

**Date:** MAY 12, 2021

**Note:**

Date: April 14, 2008

Original Amount: \$19,880.33

Maker: Juan Manuel Lopez Garcia,

Payee: Paloma Del Valle II, Ltd.

Date of Maturity: as there in provided

**Holder of Note and Lien:** Paloma Del Valle II, Ltd.

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

13201 N. 23rd Street  
Edinburg, Texas 78541  
Hidalgo County

**Note and Lien are Described in the Following Documents, Recorded in:** Deed of Trust dated April 14, 2008, executed by Juan Manuel Garcia Lopez, recorded on Document # **1929033** of the Official Records of Hidalgo County, Texas, securing the payment of a note in the amount of Nineteen Thousand Eight Hundred Eighty And 33/100 Dollars (\$19,880.33), payable to the order of Paloma Del Valle II, Ltd.

**Property (including any improvements) Subject to Lien:**

Lot 142 of Paloma Del Valle Phase III Subdivision, according to the map recorded in Volume 53, Pages 133-136, Hidalgo County Map Records, Hidalgo County, Texas. SAVE AND EXCEPT all of the Oil, Gas and other Minerals.

Holder of the note and lien acknowledges its payment and releases the property from the lien and from all liens held by Holder of the note and lien without regard to how they were created or evidenced.

Holder of the note and lien expressly releases all present and future rights to establish or enforce the lien as security for the payment of any future or other advances.

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

Paloma Del Valle II, Ltd.  
By: Jane Cross Enterprises, Inc. General Partner

BY: Jane Cross  
Jane Cross, President

**ACKNOWLEDGMENT**

STATE OF TEXAS           §  
  §  
COUNTY OF HIDALGO   §

This instrument was acknowledged before me on 5/25/21, by Jane Cross, President of Jane Cross Enterprises, Inc., as general partner of Paloma Del Valle II, Ltd., a Texas limited partnership, on behalf of said limited partnership.



Flor Esthela Leal  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

FALCON MORTGAGE SERVICES  
5111 N 10<sup>TH</sup> ST #367  
MCALLEN, TEXAS 78504  
956-381-0625

PLANNING DEPT. PCTS 1 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	AMINTA SILVA	1-7696
	COMM. COURT: OCTOBER 03, 2023	



# 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: 1-7696

### 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: Aminta Silva

Address: 209 Reyes Ave  
Edcouch, TX 78538

Phone: 956-207-8905

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

Water Supplier: North Alamo

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

Account/ESI No.: 10032789480600121  
 Temporary Pole  Permanent Service

regarding the land described as:

OAK HILL RANCH PH1 LOT 13

on October 3, 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 3-22-2007);

yes A plat has been reviewed and approved by the Commissioners Court; (verified by H. Segun);

No water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by [Signature]);

No an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by [Signature]);

Yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by [Signature]);

Yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by H. Segun);

Heather Segun  
Planning Department Authorized Signature

Richard F. Carter  
Hidalgo County Judge

10/3/23  
Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 10/3/23

ATTEST: [Signature]  
Hidalgo County Clerk

10/4/23  
Date



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 7-24-23

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

Precinct No. 1 Substation  
1900 Joe Stephens Ave.  
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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: 1-7696

### 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: Aminta Silva

Address: 209 Reyes Ave  
Edcouch, TX 78533

Phone: 956-207-8905

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

OAK HILL RANCH PH1 10+13

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

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

Aminta G. Silva  
Requesting Party (Signature)

9-20-23  
Date

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

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

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

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

9-23-23  
Date

Neetha Segun  
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 Ph: 956-318-2840 Fax: 956-318-2844	1900 Joe Stephens Ave. Ste. A Weslaco, Texas 78596 Ph: 956-968-4734 Fax: 956-973-7850	2401 N. Moorefield Rd. Mission, Texas 78572 Ph: 956-205-7045 Fax: 956-205-7049

Permit No.: Permit 1-7696  
Receipt No.: 029798  
O0557-01-000-0013-00

SILVA AMINTA  
PO BOX 768  
EDCOUCH, TX 78538  
(956) 472-3927  
(956) 472-3927

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 3044Sq.Ft.
- [5] Legal Description: OAK HILL RANCH PH 1 LOT 13
- [6] Location: FM 88 & ML 20
- [7] Sewage: North Alamo WSC
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$195000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340350C  
 Precinct: 1  
 Certification of Elevation Required: No  
 Setbacks: Front 100', Rear 15', Side W20', Side E20', Corner '  
 Special Conditions: applicant must comply with all county setbacks and regulations  
 Description: Permit 1-7696  
 Price: \$30.00  
**Total Amount.....\$30.00**  
 Method of Payment: Check  
 Check/M.O.#: 5955  
 Payment: \$30.00  
 Change Due: \$0.00  
 Application: sonia.vazquez  
 Inspector: gilbert.mata  
 Receipt: sonia.vazquez

\_\_\_\_\_ *Chenij* \_\_\_\_\_ 5/26/23  
 Cashier Date

[NOTICE]

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

Signature of Owner or Applicant

Date

5/26/23

Hidalgo County  
Arturo Guajardo Jr.  
County Clerk  
Edinburg, Texas 78540

Document No: 3395719

Billable Pages: 2

Recorded On: November 07, 2022 11:44 AM

Number of Pages: 3

\*\*\*\*\*Examined and Charged as Follows\*\*\*\*\*

Total Recording: \$ 40.00

\*\*\*\*\*THIS PAGE IS PART OF THE DOCUMENT\*\*\*\*\*

Any provision herein which restricts the Sale, Rental, or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document No: 3395719  
Receipt No: 20221107000182  
Recorded On: November 07, 2022 11:44 AM  
Deputy Clerk: Olga Garcia  
Station: CH-1-CC-K21

**Record and Return To:**

eRecording Partners  
400 Second Avenue South  
  
Minneapolis MN 55401



STATE OF TEXAS  
COUNTY OF HIDALGO

I hereby certify that this Instrument was FILED in the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Hidalgo County, Texas.

Arturo Guajardo Jr.  
County Clerk  
Hidalgo County, Texas

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.

File No. 22-410

### General Warranty Deed

Date: **November 1, 2022**

Grantor: **ENRIQUE SILVA and AMANDA MARIE MORA SILVA, a married couple**

Grantor's Mailing Address: **204 Orchard Dr., Weslaco, Hidalgo County, Texas 78596**

Grantee: **AMINTA SILVA**

Grantee's Mailing Address: **P.O. Box 768, Edcouch, Hidalgo County, Texas 78538**

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

Property (including any improvements):

**Lot(s) 13, Oak Hill Ranch Subdivision, Phase I, Hidalgo County, Texas, as shown by the map or plat thereof recorded in Volume 52, Pages 161-169, Map Records, Hidalgo County, Texas, reference to which is here made for all purposes.**

Reservations from Conveyance:

**NONE**

Exceptions to Conveyance and Warranty:

- 1. All of record.**
- 2. Taxes for the year 2022 and subsequent years, and any subsequent assessments for prior years due to change in land usage or ownership shall be the responsibility of grantee.**

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

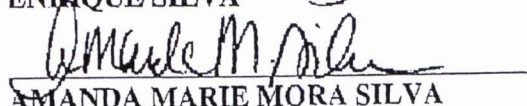
When the context requires, singular nouns and pronouns include the plural.

**NO TITLE EXAMINATION WAS REQUIRED IN CONNECTION WITH THE PREPARATION OF THE DOCUMENTATION CONCERNING THE ABOVE DESCRIBED PROPERTY, NOR WAS ANY MADE. THE PREPARER EXPRESSES NO**

OPINION AS TO TITLE TO THIS PROPERTY, NOR AS TO ANY TAXES DUE ON THE PROPERTY.

  
\_\_\_\_\_

ENRIQUE SILVA

  
\_\_\_\_\_

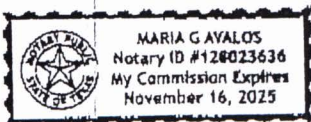
AMANDA MARIE MORA SILVA

STATE OF TEXAS \*  
\*  
COUNTY OF HIDALGO \*

ACKNOWLEDGEMENT

This instrument was acknowledged before me on this the 2<sup>nd</sup> day of November, 2022, by ENRIQUE SILVA.

[seal]



  
\_\_\_\_\_

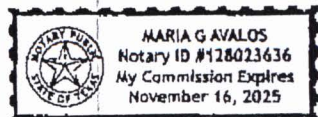
NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS \*  
\*  
COUNTY OF HIDALGO \*

ACKNOWLEDGEMENT

This instrument was acknowledged before me on this the 2<sup>nd</sup> day of November, 2022, by AMANDA MARIE MORA SILVA.

[seal]



  
\_\_\_\_\_

NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:

SARA L. TIPPIT  
THE TIPPIT LAW FIRM, LLP  
820 W. Nolana, Ste. C  
McAllen, Texas 78504

PREPARED IN THE LAW OFFICE OF:

SAME