



OFFICE OF THE COUNTY JUDGE  
County of Hidalgo

RICHARD F. CORTEZ  
County Judge

**CERTIFICATES OF PLAT APPROVALS – CONSENT AGENDA**

**COMMISSIONERS COURT AGENDA FOR November 14, 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>2</u>
<b>TOTAL CERTIFICATES</b>	

<b>PLANNING DEPT. PCT 3 CERTIFICATE OF PLAT &amp; UTILITY STATUS</b>		
	<b>APPLICANT</b>	<b>APPLICATION NO.</b>
1.	MARTIN GARCIA	3-5872
2.		
3.		
4.		
5.		
6.		
7.		
	COMM. COURT: NOVEMBER 14, 2023	

# PLANNING DEPARTMENT

## County of Hidalgo



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

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

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

Precinct 1 234

**Anthony Uresti**  
Assistant Director

Application No: 3-5872

### 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: Martin A. Garcia

Address: 2207 ELEY TRAIL  
CIR Mission, Texas  
78574

Phone: 956-432-1688

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		<u>[Signature]</u>
Date Approved:	<u>1 / 1</u>	<u>11 / 13 / 23</u>

Water Supplier: Sharyland Water Supply

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

Account/ESI No.: 10032789405154994  
 Temporary Pole  Permanent Service

regarding the land described as:

MOOREFIELD Grove ESTATES #2 LOT 5

on November 14, 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 9/2/1997);
- 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 Rudolph);
- 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 Rudolph);
- 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 Rudolph);
- 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

[Signature]  
Hidalgo County Judge  
Date 11/14/23

APPROVED BY  
COMMISSIONERS COURT  
ON: 11/14/23

ATTEST: [Signature]  
Hidalgo County Clerk  
Date 11/16/23

# PLANNING DEPARTMENT

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Precinct 1 2 3 4

**Anthony Uresti**  
Assistant Director

Application No: 3-5872

### 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:** Martin A. Garcia  
**Address:** 2207 ELFV Trail Cir  
Mission, Texas, 78574  
**Phone:** 956-432-1688

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

Moorefield Grove Estates #2 LOT 5

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

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

Martin Garcia  
Requesting Party (Signature)

09/27/2023  
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:

11/3/2023  
Date

Jay Center  
County Official

**Special Warranty Deed**

2372226

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

**Date:** January 9, 2013

**Grantors:** MARTIN ALFONSO GARCIA and NIDIA MORRIS GARCIA

**Grantor's Mailing Address:**

5928 N. Moorefield  
Mission, Texas 78574  
Hidalgo County

**Grantees:** ASHLEY GARCIA, MARTIN GARCIA, JR. and RUBY GARCIA

**Grantee's Mailing Address:**

5928 N. Moorefield  
Mission, Texas 78574  
Hidalgo County

**Consideration:**

The division of property in Cause No. F-3601-12-5, styled "In the Matter of the Marriage of Martin Alfonso Garcia and Nidia Garcia and in the Interest of Ashley Garcia, Martin Garcia, Jr. and Ruby Garcia, children," entered in County Court at Law Number 5 of HIDALGO County, Texas, and ten dollars and other valuable consideration paid by Grantee, and Grantee's assumption of the unpaid principal and earned interest on the note in the original principal sum of Thirteen Thousand Five Hundred dollars (\$13,500.00) dated September 2, 1997, executed by MARTIN ALFONSO GARCIA and NIDIA GARCIA, recorded in recording document number 630744, of the official public records of real property of Hidalgo County, Texas. Grantee agrees to indemnify and hold Grantor harmless from payment of the note and from performance of Grantor's obligations

specified in the instruments securing payment of the note. Grantor assigns to Grantee the casualty insurance policy on the property, all utility deposits for utility service at the property, and all funds held in escrow for payment of taxes and insurance premiums.

**Property (including any improvements):**

Lot #5, Moorefield Gove Estates #2, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 32, PAGE 153B, MAP RECORDS OF HIDALGO COUNTY, TEXAS THE FOLLOWING SPECIAL RESTRICTIVE COVENANT SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON THE GRANTEES, THEIR HEIRS AND ASSIGNS: ONLY ONE HOME OR MOBILE HOME MAY BE SITUATED ON EACH LOT.

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

SAVE & EXCEPT all oil, gas, and other minerals not previously reserved;

SUBJECT TO lien in favor of U.S. SMALL BUSINESS ADMINISTRATION AS DOCUMENT #506760 in the Official Records of Hidalgo County, Texas;

SUBJECT TO the prior reservations of all oil, gas and other minerals;

SUBJECT TO oil, gas and mineral leases of record;

SUBJECT TO easements, rights-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, the payment of which Grantee assumes.

Grantor, for the consideration and subject to the reservations from conveyance and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee all of Grantor's interest in the property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and hold it to Grantee and Grantee's

heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the reservations from conveyance and exceptions to conveyance and warranty.

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

Grantee assumes all ad valorem taxes due on the property for the current year.

Martin a Garcia  
MARTIN ALFONSO GARCIA

Nidia Garcia  
NIDIA GARCIA

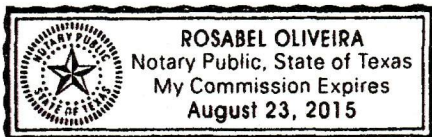
*This instrument was prepared based on information furnished by the parties, and no independent title search has been made.*

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on January 9, 2013 by  
MARTIN ALFONSO GARCIA.

Rosabel Oliveira  
Notary Public, State of Texas



STATE OF TEXAS

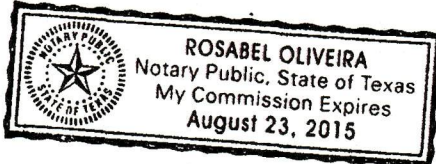
§

COUNTY OF HIDALGO

§

This instrument was acknowledged before me on January 9, 2013 by

MARTIN ALFONSO GARCIA.



Rosabel Oliveira  
Notary Public, State of Texas

**PREPARED IN THE OFFICE OF:**

FLORES & TORRES, L.L.P.  
118 E. Cano St.  
Edinburg, Texas 78539  
Tel: (956) 287-9191  
Fax: (956) 287-9190

**AFTER RECORDING RETURN TO:**

MARTIN ALFONSO GARCIA and  
NIDIA GARCIA  
5928 N. Moorefield  
Mission, Texas, Texas 78574



COUNTY OF HIDALGO
PLANNING DEPARTMENT

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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 3-5872
Receipt No.: 031516
M6255-02-000-0005-00

GARCIA ASHLEY ET AL
5928 N MOOREFIELD RD
MISSION, TX 78574
(956) 458-7791
(956) 432-1688

- [1] Contractor: SELF
[2] Water System: Sharyland WSC
[3] Class of Work: 29 Residential, move in or relocated building
[4] Size of Structure: 999Sq.Ft.
[5] Legal Description: MOOREFIELD GROVE ESTATES #2 LOT 5
[6] Location: MOOREFIELD RD AND 5 MILE LINE
[7] Sewage: N/A
[8] Construction Type: Wood
[9] Est. Cost of Construction: \$10000
[10] Flood Zone: Zone AE (Shaded)

Community Panel Number: 4803340290D
Precinct: 3
Certification of Elevation Required: No
Setbacks: Front 30', Rear 20', Side 10', Side 10', Corner '
Special Conditions: MUST COMPLY WITH HCPD SETBACKS
RULES AND REGULATIONS

Description: Permit 3-5872
Price: \$30.00

Total Amount.....\$30.00

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

Cashier (Signature)

9/15/2023
Date

[NOTICE]

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

Signature of Owner or Applicant

9/15/23
Date

AI-93206

PLANNING DEPT. PCTS 2 & 4 WATER SERVICE AVAILABILITY		
	APPLICANT	APPLICATION NO.
1.	Dario Herrera & Anna L. Herrera	4-7582
	COMM. COURT: November 14, 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  
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Mission, TX 78572  
956-205-7045  
956-205-7049

Precinct 1 2 3 4

**Anthony Uresti**  
Assistant Director

Application No: 4-7582

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

Upon the application of:

Name: Dario Herrera  
Arnold Herrera

Address: Big 5 + ML 13 RD.  
7100 N Big 5 Rd  
Edinburg, TX 78541

Phone: (956) 784-5761

Approved by Environmental Health:	Temporary Service  Authorized Signature	Final Service  Authorized Signature
Inspection/Permit No:		
Date Approved:	<u>1 / 1</u>	<u>10 / 27 / 23</u>

Water Supplier: Sharyland Water Supply Corp.

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

Account/ESI No.: N/A

Temporary Pole  Permanent Service

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

The south 18 left of lot 122, Ramseyer  
Gardens No. 2

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

and who has submitted to the court an affidavit as required by Local Govt. Code Sec. 232.029 (f), on Nov. 14, 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

[Signature]  
Hidalgo County Judge  
Date 11/14/23

ATTEST: [Signature]  
Hidalgo County Clerk  
Date 11/16/23

APPROVED BY  
COMMISSIONERS COURT  
ON: 11/14/23



# PLANNING DEPARTMENT

Rev. 7-24-23

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956-318-2844	956-973-7850	

Precinct 1 2 3 4

**Anthony Uresti**  
Assistant Director

Application No: 4-7502

**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

Anna L. Herrera

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

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

South 186 feet Lot 122, Ramseyer Gardens No 2, Hidalgo Co., Texas

[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]

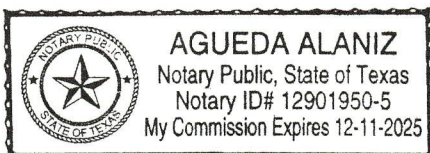
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

Anna L. Herrera (Signature)

SUBSCRIBED AND SWORN TO before me on October 23<sup>rd</sup>, 20 23, to certify which, witnesses my hand and seal of office.



Agueda Alaniz  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS



Chapter 232, Texas Local Government Code

7/26/2023 2:35:04 PM

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

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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 4-7582  
Receipt No.: 030702  
R0800-02-000-0122-00

HERERRA DARIO HERNANDEZ & ANNA L HERRERA  
1300 W TRUMAN ST  
PHARR, TX 78577  
(956) 221-5358  
(956) 221-5358

[1] Contractor: SELF  
[2] Water System: North Alamo WSC  
[3] Class of Work: 44 Mobile homes  
[4] Size of Structure: 1792Sq.Ft.  
[5] Legal Description: RAMSEYER GARDEN #2 LT 122-S 4.64AC  
4.55AC NET  
[6] Location: BIG FIVE RD & MILE 13 RD N  
[7] Sewage: N/A  
[8] Construction Type: Wood  
[9] Est. Cost of Construction: \$10000  
[10] Flood Zone: Zone X

Community Panel Number: 4803340325D  
Precinct: 4  
Certification of Elevation Required: No  
Setbacks: Front 50', Rear 15', Side 6', Side 6', Corner '  
Special Conditions: **MUST COMPLY WITH COUNTY SETBACKS AND REGULATIONS**  
Description: Permit 4-7582  
Price: \$30.00

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

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

*Melissa Lopez* 7/26/23  
Cashier Date

[NOTICE]

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*Dario Hernandez*  
Signature of Owner or Applicant

26-7-23  
Date

CHARGE: VLTC  
GF# 179836/JM

**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: September 23, 2022

Grantor: JOSE HERIBERTO RODRIGUEZ GOMEZ, a single man

Grantor's Mailing Address: 2122 W. Houston Avenue  
McAllen, Texas 78501

Grantee: DARIO HERRERA HERNANDEZ and wife, ANNA LUISA HERRERA

Grantee's Mailing Address: 1300 W. Truman Street  
Pharr, Texas 78577

**Consideration:**

TEN AND NO/100THS DOLLARS (\$10.00) and a note of even date executed by Grantee and payable to the order of JOSE HERIBERTO RODRIGUEZ GÓMEZ in the principal amount of ONE HUNDRED THIRTY THOUSAND AND NO/100THS DOLLARS (\$130,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of JOSE HERIBERTO RODRIGUEZ GOMEZ and by a first-lien deed of trust of even date from Grantee to JEFFERSON A. CRABB, Trustee.

**Property (including any improvements):**

The South 186 feet of Lot 122, RAMSEYER GARDENS NO.2, Hidalgo County, Texas, according to the map recorded in Volume 11, Page 31, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations to Conveyance: NONE.

**Exceptions from Conveyance and Warranty:**

1. Easements, rules, regulations and rights in favor of Santa Cruz Irrigations District No. 15.
2. Roads, easements and reservations as may appear on the map and dedication of Ramseyer Gardens No. 2, recorded in Volume 11, Page 31, Map Records of Hidalgo County, Texas.
3. Subject to any portion of subject property described herein lying within canal right of way.
4. Electric transmission line easement in favor of Central Power and Light Company as shown by instrument dated December 6, 1930, recorded in Volume 329, Page 620; Volume 353, Page 38; dated January 12, 1931, recorded in Volume 338, Page 263 and dated February 23, 1932, recorded in Volume 362, Page 182, Deed Records of Hidalgo County, Texas.
5. Pipelines, telephone and telegraph lines easement in favor of Rio Grande Valley Gas Company as shown by instrument dated February 16, 1943, recorded in Volume 505, Page 336, Deed Records of Hidalgo County, Texas.
6. Utility lines and irrigation easement as shown by instrument dated December 28, 1954, recorded in Volume 817, Page 183, Deed Records of Hidalgo County, Texas.
7. Electric transmission line easement in favor of Magic Valley Electric Cooperative as shown by instrument recorded in Volume 1186, Page 641, Deed Records of Hidalgo County, Texas. Said easement was conveyed unto South Texas Electric Cooperative, Inc. by instrument

dated July 10, 2009, filed July 14, 2009 under Document Number 2016222, Official Records of Hidalgo County, Texas.

8. Electric transmission line easement in favor of Central Power and Light Company as shown by instrument dated January 21, 1997, filed March 7, 1997 under Document Number 583716, Official Records of Hidalgo County, Texas.
9. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, in favor of C.S. Weldon, as Lessee, dated July 24, 1978, recorded in Volume 375, Page 61; dated August 31, 1978, recorded in Volume 376, Page 575; dated August 14, 1978, recorded in Volume 376, Page 580; dated August 31, 1978, recorded in Volume 376, Page 546; dated August 14, 1978, recorded in Volume 376, Page 591; dated August 31, 1978, recorded in Volume 376, Page 600; dated July 26, 1978, recorded in Volume 377, Page 195; dated August 31, 1978, recorded in Volume 377, Page 200; dated July 24, 1978, recorded in Volume 378, Page 26; dated November 14, 1978, recorded in Volume 378, Page 873; dated August 1, 1979, recorded in Volume 364, Page 485, and dated November 30, 1978, recorded in Volume 385, Page 64; Oil and Gas Records of Hidalgo County, Texas.
10. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, in favor of Ike Lovelady, Inc., as Lessee, dated November 2, 1979, recorded in Volume 389, Page 357, Oil and Gas Records of Hidalgo County, Texas.
11. Mineral and/or royalty reservation contained in deeds dated December 1, 1954, recorded in Volume 824, Page 216, and dated March 29, 1978, recorded in Volume 1571, Page 319, Deed Records of Hidalgo County, Texas.
12. Mineral and/or royalty reservation contained in deed dated April 19, 2021, filed April 26, 2021 under Document Number 3216715, Official Records of Hidalgo County, Texas.
13. Any claim or allegation that the land was or is to be conveyed in violation of state statutes or any county or municipal ordinances requiring the platting of the land or affecting subdivisions, or any loss of the use of the land by reason thereof.
14. Any claim of invalidity of the foreclosure and tax sale pursuant to judgment entered in Cause No. T-1723-16-D, District Court of Hidalgo County and as reflected by Constable's Tax Deed as shown by instrument dated October 18, 2019, filed October 29, 2019 under Document Number 3059857, Official Records, Hidalgo County, Texas.
15. Visible and apparent easements on or across the property herein described.
16. Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.
17. 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.
18. Standby fees, taxes and assessments by any taxing authority for the year 2022, and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.

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

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.

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.

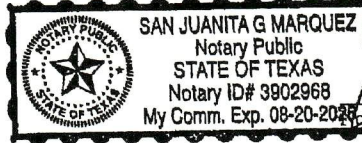
When the context requires, singular nouns and pronouns include the plural.

*Jose Heriberto Rodriguez Gomez*  
JOSE HERIBERTO RODRIGUEZ GOMEZ

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on this 27<sup>th</sup> day of September, 2022,  
by JOSE HERIBERTO RODRIGUEZ GOMEZ.



*San Juanita G Marquez*  
\_\_\_\_\_  
Notary Public, State of Texas

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

AFTER RECORDING RETURN TO:  
DARIO HERRERA HERNANDEZ  
ANNA LUISA HERRERA  
1300 W. Truman Street  
Pharr, Texas 78577

114751

VOL 2757 PAGE 757

**WARRANTY DEED**

**Date:** March 6, 1989

**Grantor:** SMITH DISPOSAL FACILITY, INC., a Texas corporation, ROBERT C. SMITH and wife, KARON F. SMITH

**Grantor's Mailing Address (including county):** P. O. Box 669, Alamo, Hidalgo County, Texas 78516

**Grantee:** HIDALGO FEDERAL CREDIT UNION

**Grantee's Mailing Address (including county):** 3700 North 12th, (P. O. Box 4829), McAllen, Hidalgo County, Texas 78502

**Consideration:** TEN DOLLARS (\$10.00) good and other valuable consideration paid to Grantors by Grantee.

**Property (including any improvements):**

All of Lot 121 and the South 186 feet of Lot 122, RAMSEYER GARDENS NO. 2, Hidalgo County, Texas, according to the map recorded in Volume 11, Page 31, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

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

Taxes for the year 1989 and subsequent years.

Easements, rules, regulations and rights in favor of Santa Cruz Irrigation District No. 15 and easements for roadways as shown on the map of the above described subdivision.

Easements for electric transmission lines in favor of Central Power and Light Company, dated December 6, 1930, recorded in Volume 329, Page 620 and Volume 353, Page 38; dated January 12, 1931, recorded in Volume 338, Page 263 and dated February 24, 1932, recorded in Volume 362, Page 182, all in the Deed Records, Hidalgo County, Texas.

Easement for pipelines and telephone and telegraph lines in connection therewith in favor of Rio Grande Valley Gas Company, dated February 16, 1943, recorded in Volume 505, Page 336, Deed Records, Hidalgo County, Texas.

Dedication of Roadways as shown on map of Ramseyer Gardens No. 2 and reservation of easements for utility lines and irrigation purposes, dated December 28, 1954, recorded in Volume 817, Page 183, Deed Records, Hidalgo County, Texas.

Electric transmission easement along the West 50.00 feet in favor of Magic Valley Electric Cooperative as set forth in instrument, dated July 18, 1967, recorded in Volume 1186, Page 641, Deed Records, Hidalgo County, Texas.

Oil, Gas and Mineral Leases in favor of C.S. Weldon as set forth in instruments dated July 24, 1978, recorded in Volume 375, Page 619; dated August 31, 1978, recorded in Volume 376, Page 575; dated August 14, 1978, recorded in Volume 376, Page 580; dated August 31, 1978, recorded in Volume 376, Page 596; dated August 14, 1978, recorded in Volume 376, Page 591; dated August 31, 1978, recorded in Volume 376, Page 60; dated August 31, 1978, recorded in Volume 377, Page 200; dated

Hidalgo County, Texas.

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

Subject to the subdivision regulations of the County of Hidalgo and/or Ordinances and government regulations of the city holding extra-territorial jurisdiction of said property.

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

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

SMITH DISPOSAL FACILITY, INC., a Texas corporation

BY: Robert C. Smith  
ROBERT C. SMITH

Robert C. Smith  
ROBERT C. SMITH

Karon F. Smith  
KARON F. SMITH

STATE OF TEXAS  
COUNTY OF HIDALGO

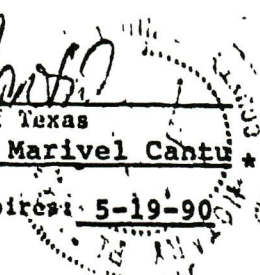
This instrument was acknowledged before me on the 9th day of May, 1989, by ROBERT C. SMITH, PRESIDENT of SMITH DISPOSAL FACILITY, INC., a Texas corporation, on behalf of said corporation.

Marivel Cantu  
Notary Public, State of Texas  
Notary's printed name:  
Marivel Cantu  
Notary's commission expires: 5-19-90

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 9th day of ~~March~~  
May, 1989, by KARON F. SMITH.

*Marivel Cantu*  
Notary Public, State of Texas  
Notary's printed name: Marivel Cantu \*  
Notary's commission expires: 5-19-90



VOL 2757 PAGE 758.

CH 1 day 3  
R. Freedland & Empirion

FILED FOR RECORD  
'89 MAY 18 PM 12 47  
WILLIAM BILLY LEO  
COUNTY CLERK  
TARRANT COUNTY TEXAS

114751

G

# SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

CONFORMS TO STATE BAR FORM 2253 REV.10-85

Date: August 20, 1990

Grantor: HIDALGO FEDERAL CREDIT UNION

Grantor's Mailing Address (including county): 3700 N. 12th Street  
McAllen, Texas 78502  
Hidalgo County

Grantee: KARON F. SMITH

Grantee's Mailing Address (including county): Rt. 2, Box 1622  
McAllen, Texas 78501  
Hidalgo County

Consideration: TEN AND NO/100THS DOLLARS (\$10.00) and other valuable consideration and a note of even date that is in the principal amount of Ten Thousand One Hundred Eighty Two and 63/100 DOLLARS (\$10,182.63) and is executed by Grantee, payable to the order of HIDALGO SAVINGS AND LOAN ASSOCIATION. The Note is secured by a vendor's lien retained in favor of HIDALGO SAVINGS AND LOAN ASSOCIATION in this deed and by a deed of trust of even date from Grantee to JOSEPH P. BOND, JR., Trustee.

- Property (including any improvements): All of Lot 121 and the South 186 feet of Lot 122, RAMSEYER GARDENS NO. 2, Hidalgo County, Texas, according to the map thereof recorded in Volume 11, Page 31, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

VOL 2064 PAGE 725

Reservations from and Exceptions to Conveyance and Warranty: SAVE AND EXCEPT all oil, gas and other minerals which have been heretofore reserved by prior grantors and/or their predecessors in title as set forth in Deeds dated December 1, 1954, recorded in Volume 824, Page 216 and dated March 29, 1978, recorded in Volume 1571, Page 319, both in the Deed Records of Hidalgo County, Texas.

**SUBJECT TO THE FOLLOWING:**

- (1) Easements, rules, regulations and rights in favor of Santa Cruz Irrigation District No. 15 and easements and restrictions as shown on the recorded and dedication map of the above described subdivision.
- (2) Easements for electric transmission lines in favor of Central Power and Light Company, dated December 6, 1930, recorded in Volume 329, Page 620 and Volume 353, Page 38; dated January 12, 1931, recorded in Volume 338, Page 263 and dated February 24, 1932, recorded in Volume 362, Page 182, all in the Deed Records of Hidalgo County, Texas.
- (3) Easement for pipelines and telephone and telegraph lines in connection therewith in favor of Rio Grande Valley Gas Company, dated February 16, 1943, recorded in Volume 505, Page 336, Deed Records of Hidalgo County, Texas.
- (4) Dedication of Roadways as shown on map of Ramseyer Gardens No. 2 and reservation of easements for utility lines and irrigation purposes, dated December 28, 1954, recorded in Volume 817, Page 183, Deed Records of Hidalgo County, Texas.
- (5) Electric transmission easement along the West 50.00 feet in favor of Magic Valley Electric Cooperative as set forth in instrument dated July 18, 1967, recorded in Volume 1186, Page 641, Deed Records of Hidalgo County, Texas.
- (6) Terms, conditions and stipulations contained in Oil, Gas and Mineral Leases in favor of C. S. Weldon as set forth in instruments dated July 24, 1978, recorded in Volume 375, Page 619; dated August 31, 1978, recorded in Volume 376, Page 575; dated August 14, 1978, recorded in Volume 376, Page 580; dated August 31, 1978, recorded in Volume 376, page 596; dated August 14, 1978, recorded in Volume 376, Page 591; dated August 31, 1978, recorded in Volume 376, Page 600; dated August 31, 1978, recorded in Volume 377, Page 200; dated July 24, 1978, recorded in Volume 378, Page 26; dated July 28, 1978, recorded in Volume 377, Page 195; dated November 14, 1978, recorded in Volume 378, Page 873; dated August 1, 1979, recorded in Volume 384, Page 486; dated November 30, 1978, recorded in Volume 385, Page 646; dated November 2, 1979, recorded in Volume 389, Page 357 and in favor of Ike Lovelady, Inc., dated November 2, 1979, recorded in Volume 389, Page 357, all in the Oil and Gas Records of Hidalgo County, Texas. Said leases have been assigned to I. W. Lovelady.
- (7) Taxes for the year 1990 and subsequent years and subsequent assessments for prior years due to change in land usage or ownership.

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

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

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

HIDALGO SAVINGS AND LOAN ASSOCIATION, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the property that is evidenced by the note described. The Vendor's Lien and Superior title to the property are retained for the benefit of HIDALGO SAVINGS AND LOAN ASSOCIATION, and are transferred to that party without recourse on Grantor.

VOL. 206A PAGE 726

HIDALGO FEDERAL CREDIT UNION

BY: A. C. Doughty, Pres.  
A. C. DOUGHTY, PRESIDENT

(Acknowledgement)

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, by \_\_\_\_\_

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

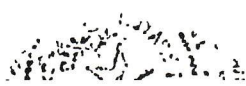
Notary's commission expires:

(Corporate Acknowledgement)

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 27 day of August, 1990, by  
A. C. DOUGHTY PRESIDENT of HIDALGO  
FEDERAL CREDIT UNION, a TEXAS corporation, on behalf of said corporation.

[Signature]  
Notary Public, State of Texas



FILED FOR RECORD .  
'99 SEP 7 PM 8:06  
WILLIAM BILLY LEO  
COUNTY CLERK  
HIDALGO COUNTY TEXAS

177853

AI-93206

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS		
APPLICANT		APPLICATION NO.
1.	Barbara Salinas	4-2181
2.	Marco A. Hernandez	4-6041
3.	Tomas. J. Arredondo                      TARS NO. 2 SUBDIVISION, LOTS 1-4	BLANKET COVER
4.	Izaguirre Real Estate Holdings LLC      EDUARDO'S SUBDIVISION NO. 20, LOTS 1-79	BLANKET COVER
5.	Rio Rico Developers, LLC                      RIO RICO RANCHETTES NO. 3 SUBDIVISION, LOTS 1-51	BLANKET COVER
6.	Tres Mundos investments, LLC              SANTA ISABELLA SUBDIVISION PHASE 1, LOTS 1-234	BLANKET COVER
COMM. COURT: November 14, 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: 4-2181

### 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>Barbara Salinas</u>			<u>Mart Ramin</u>
Address: <u>22512 N sharp Rd. Edinburg TX 78542.</u>	Inspection/Permit No:	Authorized Signature	Authorized Signature <u>Pre-installed</u>
Phone: <u>956 358-4420</u>	Date Approved:	/ /	<u>10/30/23</u>
	Water Supplier: <u>N/A</u>		
	Utility Provider: <input checked="" type="checkbox"/> M.V.E.C. <input type="checkbox"/> AEP		
	Account/ESI No.: <u>1000087982</u>		
	<input type="checkbox"/> Temporary Pole <input checked="" type="checkbox"/> Permanent Service		

regarding the land described as:

Valley  
Evergreen Estates phase II lot 2016

on November 14, 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 3/15/05);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by [Signature]);
- 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. Ramin);
- 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. Ramin);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 11/14/23

ATTEST:

Hidalgo County Clerk

Date

Richard F. Carter

11/14/23

Antonio Benjamins Jr.

11/16/23



# 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

Precinct 1 2 3 4

**Anthony Uresti**  
Assistant Director

Application No: 4-2181

### 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: Barbara Salinas

Address: 22512 N Sharp Rd.  
Edinburg TX 78542

Phone: 954-358-4426

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

Evergreen Valley Estates ph. 2 lot 206

**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)

10/10/23  
Date

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

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

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

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

11/8/23  
Date

[Signature]  
County Official



Chapter 232, Texas Local Government Code

8/8/2019 2:40:17 PM

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

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

Precinct No. 1 Substation  
1902 Joe Stephens Ave.  
Weslaco, Texas 78596  
Ph: 956-968-4734  
Fax: 956-973-7850

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

Permit No.: Permit 4-2181  
Receipt No.: 008623  
E8250-02-000-0206-00

SALINAS BARBARA LIZBETH MEDINA & EDGAR RAMIREZ

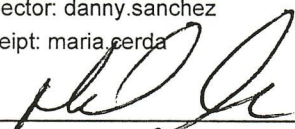
15304 EBONY ST  
EDINBURG, TX 78541  
(956) 358-4633  
(956) 369-4755

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2927Sq.Ft.
- [5] Legal Description: EVERGREEN VALLEY ESTATES PH 2 LOT 206
- [6] Location: sharp rd and davis
- [7] Sewage: N/A
- [8] Construction Type: Block
- [9] Est. Cost of Construction: \$80000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D  
Precinct: 4  
Certification of Elevation Required: No  
Setbacks: Front 150', Rear 35', Side 6', Side 6', Corner '  
Special Conditions: must comply with all setbacks and regulations required by the hcpd  
Description: Permit 4-2181  
Price: \$30.00

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

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

  
\_\_\_\_\_  
Cashier

08/08/19  
Date

Prop. ID# 1091120

[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.

Barbara Ramirez  
Signature of Owner or Applicant

8/8/19  
Date

SIERRA TITLE  
GF# 3163882

**Warranty Deed with Vendor's Lien**

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

Date: November 2, 2015

Grantor: **JANIE PAEZ NUNEZ** joined herein proforma by my husband,  
**CATALINO NUNEZ**

Grantor's Mailing Address: **1232 Porterfield Dr.**  
**Austin, Texas 78753**  
**Travis County**

Grantee: **BARBARA LIZETH SALINAS MEDINA** and husband,  
**EDGAR RAMIREZ**

Grantee's Mailing Address: **1510 Carolina Ave.**  
**Edinburg, Texas 78541**  
**Hidalgo County**

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and a note of even date executed by Grantee and payable to the order of JANIE PAEZ NUNEZ in the principal amount of **FORTY-EIGHT THOUSAND AND NO/100 DOLLARS (\$48,000.00)**. The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to **JOHN ROBERT KING**, Trustee.

Property (including any improvements):  
**Lot 206, of EVERGREEN VALLEY ESTATES, PHASE II, an Addition to the City of Edinburg, Hidalgo County, Texas, according to the Plat or Map thereof recorded in Volume 47, Pages 85 through 97, Map Records of Hidalgo County, Texas.**

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

**Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas on February 3, 2005, under Clerk's File No. 1432170, and Restrictions as shown on the map recorded in Volume 47, Pages 85 through 97, Map Records of Hidalgo County, Texas.**

**Easements for canals, laterals, and drainage ditches reserved in Deed dated February 1, 1928 from S.L. Gill to Owen H. Henson, recorded in Volume 275, Page 497, Deed Records, Hidalgo County, Texas.**

**Easement awarded to Texas Eastern Transmission Corporation, recorded in Volume 876, Page 581, Deed Records, Hidalgo County, Texas.**

**Water Rights Transfer Agreement dated May 30, 1962, between Hidalgo and Willacy Counties Water Control and Improvement District No. 1 and Rio Farms, Inc., recorded in Volume 1064, Page 435, Deed Records, Hidalgo County, Texas.**

**Easement granted to Texas Eastern Transmission Corporation, dated October 18, 1956, recorded in Volume 875, Page 497, Deed Records Hidalgo County, Texas.**

**An electrical and utility easement along the East fifteen feet (15.0') of West thirty feet (30.0') line of the subject land according to the Map or Plat thereof, filed for record in Volume 47, Pages 85 through 97, Map Records Hidalgo County, Texas.**

A fifteen foot (15.0') exclusive easement to North Alamo Water Supply Corporation along the West line of the subject land according to the Map or Plat thereof, filed for record in Volume 47, Pages 85 through 97, Map Records Hidalgo County, Texas.

Easements and Conditions as shown on the Map or Plat thereof, filed for record in Volume 47, Pages 85 through 97, Map Records Hidalgo County, Texas.

Easements, rights, rules and regulations in favor of Delta Lake Irrigation District.  
Easements or claims of easements which are not a part of the public record.

Minimum Setback Lines are as shown on the plat of said Subdivision, recorded in Volume 47, Pages 85 through 97, Map Records of Hidalgo County, Texas.

Oil and Gas Leases dated October 6, 1989, in favor of Bill Foran, recorded in Volume 2872, Pages 798, 800, and 802, Official Records of Hidalgo County, Texas.

Oil and Gas Leases in favor of the Texas Fuel Company, recorded in Volume 2630, Pages 478, 481, and 484; Volume 2643, Page 149; Volume 2634, Page 98; Volume 2670, Page 243; Volume 2839, Page 514; Volume 2839, Page 757; Volume 2616, Page 978; Volume 2617, Page 1; Volume 2885, Page 736; Volume 2885, Page 748; and Volume 2839, Pages 517 and 529, all in Official Records of Hidalgo County, Texas.

Oil and Gas Lease dated March 19, 1965, from Charles N. Young, et al to Weldon I. Thompson, recorded in Volume 296, Page 492, Oil and Gas Records of Hidalgo County, Texas.

Oil and Gas Lease dated September 14, 1982, from A. F. McCormick and wife, Frances a. McCormick to Tarina Oil Company, recorded in Volume 424, Page 180, Oil and Gas Lease Records of Hidalgo County, Texas.

Oil and Gas Lease dated December 9, 1982, from Allen G. Dryer to Tarina Oil Company recorded in Volume 1862, Page 144, Official Records of Hidalgo County, Texas.

Oil and Gas Lease dated December 10, 1982, from Charles L. Young, et al to Tarina Oil Company recorded in Volume 424, Page 175, Oil and Gas Lease Records of Hidalgo County, Texas.

Oil and Gas Lease dated March 18, 1936, from W. A. Harding, et al to McCollum Exploration Company, recorded in Volume 15, Page 128, Oil and Gas Lease Records of Hidalgo County, Texas.

Memorandum of Oil and Gas Leases from Lester Dreyer, et al, to Souththern Land Co. filed for record in the Office of the County Clerk of Hidalgo County, Texas, on July 17, 2006, under Clerk's File Nos. 1639728, 1639729 and 1639730.

Memorandum of Oil and Gas Lease from First National Bank to Sundown Development filed for record in the Office of the County Clerk of Hidalgo County, Texas, on November 3, 2006, under Clerk's File No. 1683487.

Memorandum of Oil and Gas Lease from Carleton Speed to Compass Bank filed for record in the Office of the County Clerk of Hidalgo County, Texas, on October 29, 2007, under Clerk's File No. 1820424.

Oil and Gas Lease dated December 6, 1982, from the Harding Foundation to Tarina Oil Company recorded in Volume 424, Page 154, Oil and Gas Lease Records of Hidalgo County, Texas.

Oil and Gas Lease dated September 19, 1945, from Sarah L. Gill and husband, S.L. Gill to La Gloria Corporation recorded in Volume 63, Page 229, Oil and Gas Lease Records of Hidalgo County, Texas.

Oil and Gas Lease granted to Esenjay Petroleum Corporation filed for record in the Office of the County Clerk of Hidalgo County, Texas, on November 18, 1994, under Clerk's File Nos. 420798 through 420806, inclusive and filed for record in the Office of the County Clerk of Hidalgo County, Texas on April 22, 1996 under Clerk's File No. 518064 and filed for record in the Office of the County Clerk of Hidalgo County, Texas on May 13, 1996 under Clerk's File No's. 523124 and 523125.

Memorandum of Oil and Gas Lease dated August 9, 1993, from Glenn W. Hading, et al, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on September 17, 1993, under Clerk's File No. 344186. Ratification of Oil and Gas Lease dated September 26, 1995m executed by Robert W. Parr and Dorothy Jean Parr, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on October 19, 1995, under Clerk's File No. 481571.

Oil and Gas Lease dated October 6, 1989, to Bill Foran recorded in Volume 2872, Pages 798, 800, and 802, Official Records of Hidalgo County, Texas.

Oil and Gas Lease to Texas Fuel Company recorded in Volume 2630, Pages 478, 481, and 484; Volume 2643, Page 149; Volume 2634, Page 98; Volume 2670, Page 243; Volume 2839, Page 514; Volume 2839, Page 757, Volume 2864, Page 785; Volume 2616, Page 978; Volume 2617, Page 1; Volume 2885, Page 736; Volume 2885, Page 748; and Volume 2839, Pages 517 and 529, all in Official Records of Hidalgo County, Texas.

Designation and Unitization dated March 27, 1990, recorded in Volume 2896, Page 32, Official Records of Hidalgo County, Texas.

Oil and Gas Lease dated March 9, 1943, from J.C. Powell and H. B. Dillon Oil Company, a Corporation recorded in Volume 49, Page 87, Oil and Gas Lease Records of Hidalgo County, Texas.

Oil and Gas Lease dated July 1, 1944, from Mrs. Sarah K. Gill, et al, to La Gloria Corporation recorded in Volume 65, Page 29, Oil and Gas Lease Records of Hidalgo County, Texas.

Oil and Gas Lease dated January 11, 1994, from the Harding Foundation to Thomas r. Morris filed for record in the Office of the County Clerk of Hidalgo County, Texas, on February 28, 1994, under Clerk's File No. 371812.

Oil and Gas Lease dated March 12, 1965, from The Harding Foundation to Weldon I. Thompson recorded in Volume 296, Page 64, Oil and Gas Records of Hidalgo County, Texas

All oil, gas and other minerals reserved as a life estates in favor of Charles N. Young and Eva L. Young, in Deed dated June 12, 1953, recorded in Volume 776, Page 319, Deed Records of Hidalgo County, Texas.

All oil, gas, and other minerals reserved in Deed dated August 21, 1980, recorded in Volume 1687, Page 481, Deed Records of Hidalgo County, Texas.

All oil, gas, and other minerals reserved in Deed dated October 10, 1980, recorded in Volume 1699, Page 612, Deed Records of Hidalgo County, Texas.

Thirty-two hundredths interest in all oil, gas and other minerals reserved in Deed dated March 30, 1929, recorded in Volume 302, Page 25, Deed Records, Hidalgo County, Texas.

One-half interest in all oil, gas and other minerals reserved in Deed dated April 24, 1936, recorded in Volume 417, Page 74, Deed Records of Hidalgo County, Texas.

One fourth of the customary 1/8th non-participating royalty interest in all oil, gas and other minerals reserved in Deed dated December 26, 1944, recorded in Volume 548, Page 283, Deed Records of Hidalgo County, Texas.

**One fourth of the customary 1/8th non-participating royalty interest in all oil, gas, and other minerals reserved in Deed dated December 26, 1944, recorded in Volume 551, Page 27, Deed Records, Hidalgo County, Texas.**

**Thirty two hundredths non-participating royalty interest in all gas and other minerals reserved in Deed dated April 16, 1937, recorded in Volume 429, Page 468, Deed Records, Hidalgo County, Texas.**

**All oil, gas, and other minerals reserved in Deed dated August 25, 1936, recorded in Volume 18, Page 377, Oil and Gas Lease Records of Hidalgo County, Texas.**

**All oil, gas, and other minerals reserved in Deed dated December 5, 1927, recorded in Volume 407, Page 565, Deed Records of Hidalgo County, Texas.**

**All oil, gas and other minerals reserved in Deed filed for record in the Office of the County Clerk of Hidalgo County, Texas, on November 29, 1005, under Clerk's File No. 1549582.**

**Water rights reserved in Deed filed for record in the Office of the County Clerk of Hidalgo County, Texas, on November 29, 2005, under Clerk's file No 1549582, Deed Records of Hidalgo County, Texas.**

**No structure permitted over any easement, as shown on the plat recorded in Volume 24, Pages 85 through 97, Map Records of Hidalgo County, Texas.**

**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.**

**All ad valorem taxes for the year 2016 and all subsequent years.**

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 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 and Exceptions to Conveyance and Warranty.

For the same Consideration, Grantor hereby grants, sells, conveys, assigns and delivers to Grantee, without covenant or warranty express or implied (whether under Section 5.023 of the Texas Property Code or otherwise), all right, title and interest, if any, of Grantor, as owner of the Property but not as owner of any other Property in and to (i) strips or gores, if any, between the Property and abutting properties (except to the extent, if any, that such strips or gores abut or provide access to other properties owned by Grantor), (ii) any land lying in or under the bed of any street, alley, road or right-of-way, opened or proposed, abutting or adjacent to the Property, (iii) any leases and rental agreements (whether written or verbal) that grant a possessory interest in or that otherwise grant rights with regard to the use of all or any portion of the Property, and (iv) any easements, rights of way, rights of ingress and egress or other interests in, on or to, any land, highway, street, road or avenue, open or proposed, in, on, across from, in front of, abutting, adjoining or otherwise appurtenant to the Property, as well as all other rights, privileges and appurtenances owned by Grantor and in any way related to the Property and other rights and interests of Grantor hereunder conveyed, but reserving and retaining unto Grantor, its successors and assigns, the nonexclusive and coextensive right to the use and benefit of the same for the benefit of any other properties owned by Seller to which such rights are appurtenant.

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

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

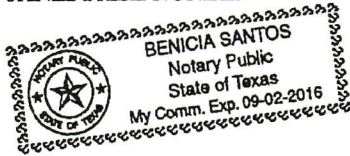
  
\_\_\_\_\_  
JANIE PAEZ NUNEZ

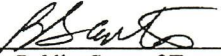
  
\_\_\_\_\_  
CATALINO NUNEZ

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF TRAVIS

This instrument was acknowledged before me on the 2 day of November, 2015, by  
JANIE PAEZ NUNEZ.

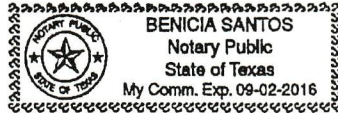


  
\_\_\_\_\_  
Notary Public, State of Texas

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF TRAVIS

This instrument was acknowledged before me on the 2 day of November, 2015, by  
CATALINO NUNEZ.



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

AFTER RECORDING RETURN TO:  
BARBARA LIZETH SALINAS MEDINA  
1510 Carolina Ave.  
Edinburg, Texas 78541

PREPARED IN THE LAW OFFICE OF:  
JOHN ROBERT KING  
3409 N. 10<sup>th</sup>, Suite 100  
McAllen, Texas 78501  
File No.: GF#3163882;BS/bm

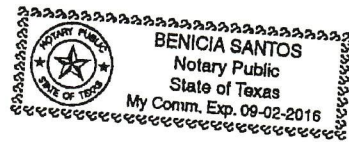
Catalino Nunez  
CATALINO NUNEZ  
Juan Vazquez Paez  
JUAN VAZQUEZ PAEZ, Witness

THE STATE OF TEXAS  
COUNTY OF HIDALGO

Before me, the undersigned Notary Public, on this day personally appeared JUAN VAZQUEZ PAEZ, witness, known to be the person whose name is subscribed as a witness to the foregoing instrument of writing, and after being duly sworn by me stated on oath that she saw CATALINO PAEZ, Grantor, execute the foregoing instrument, and that he acknowledged in his presence that he had executed the same for the purposes and consideration therein expressed, and that he had signed the same as a witness at the request of the guarantor who executed the same.

Given under my hand and seal of office this 2nd day of November, A.D., 2015

B. Santos  
NOTARY PUBLIC, STATE OF TEXAS





# 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: 4-6041

### 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. Hernandez

Address: 3341 Tulipan Ave  
Edinburg, TX

Phone: (956) 569-6816

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	/ /	<u>11/17/23</u>

Water Supplier: North Alamo Water Supply

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

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

regarding the land described as:

Lot 45 La Quietud Subdivision

on Nov 14, 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 5/14/04);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by [Signature]);
- yes an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by [Signature]);
- NO individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by [Signature]);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

Planning Department Authorized Signature

Ricardo F. Cruz  
Hidalgo County Judge  
Date 11/14/23

ATTEST: [Signature]  
Hidalgo County Clerk  
Date 11/16/23

APPROVED BY  
COMMISSIONERS COURT  
ON: 11/14/23



# 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

**Anthony Uresti**  
Assistant Director

Precinct 1 2 3 4

Application No: 4-6041

### 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. Hernandez

Address: 3341 Tulipan Ave.

Edinburg, Tx

Phone: 956-569-6816

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

Lot 45 La. Quietud Subdivision

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

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

[Signature]  
Requesting Party (Signature) 11/07/23  
Date

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

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

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

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

11/8/23  
Date

[Signature]  
County Official



COUNTY OF HIDALGO  
PLANNING DEPARTMENT

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

Permit No.: Permit 4-6041  
Receipt No.: 023744  
L1780-00-000-0045-00

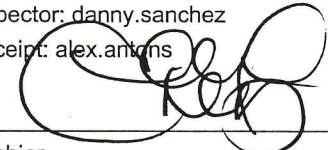
HERNANDEZ MARCO A.  
4119 CROSSPOINT BLV  
EDINBURG, TX 78539  
(956) 656-0151  
(956) 656-0151

- [1] Contractor: CJE CONSTRUCTION LLC
- [2] Water System: North Alamo WSC
- [3] Class of Work: 01 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2771Sq.Ft.
- [5] Legal Description: LA QUIETUD LOT 45
- [6] Location: 2812 and kenyon
- [7] Sewage: City of Edinburg
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$106683
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D  
Precinct: 4  
Certification of Elevation Required: No  
Setbacks: Front 25', Rear 35', Side 6', Side 6', Corner '  
Special Conditions: must comply with all setbacks and regulations required by the hcpd  
Description: Permit 4-6041  
Price: \$30.00

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

Method of Payment: Check  
Check/M.O.#: 20121  
Payment: \$30.00  
Change Due: \$0.00  
Application: alex.antons  
Inspector: danny.sanchez  
Receipt: alex.antons

  
\_\_\_\_\_  
Cashier

5/9/22  
Date

ID# 68119

[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.

Waldie Vera  
Signature of Owner or Applicant

May-9-22  
Date

**WARRANTY DEED WITH VENDOR'S LIEN**

Date: June, 19, 2020

**Grantor:** Christian Manuel Hernandez and  
Judith Jessica Carrillo

**Grantor's Mailing Address:** 518 Greystone Circle  
Alamo, Texas 78516

**Grantee:** Marco A. Hernandez (as his sole  
and separate property)

**Grantee's Mailing Address:** 1105 Victory St.  
San Juan, Texas 78589

**Consideration:** Ten and No/100's (\$10.00) Dollars and other valuable consideration the receipt of which is hereby acknowledged, and a Note of even date executed by Grantee and payable to the order of the Grantors, Christian Manuel Hernandez & Judith Jessica Carrillo, in the principal amount of Twenty Five Thousand dollars and No/100's (\$25,000.00) of which this amount represents the purchase for the property described hereunder. The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of Christian Manuel Hernandez & Judith Jessica Carrillo, and by a first-lien deed of Trust of even date from Grantee to Osbaldo A. Saenz Jr. Trustee.

**Property:** (including any improvements):

Lot Forty-Five (45) LA QUIETUD SUBDIVISION, and addition to the City of Edinburg, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 45, Page 41, Map Records, Hidalgo County, Texas, to which reference is here made for all pertinent purposes.

**This document is made in referenced to recorded Warranty Deed with Vendor's Lien document number 2866611 .**

**Reservation and Exceptions to Conveyance and Warranty:**

This conveyance, however, is made and accepted subject to any and all restrictions, encumbrances, easements, covenants, and conditions, if any relating to the hereinabove described property as the same are filed for record in the County Clerk's Office of Hidalgo County, Texas.

**CONVEYANCE:**

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 anywise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, and successors and assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, and successors to WARRANT and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, ad 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 Reservation From and Exceptions to Conveyance and Warranty

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

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

This instrument was executed on this 19<sup>th</sup>, day of June, 2020, by the endorser's hereunder.

  
\_\_\_\_\_  
Christian Manuel Hernandez

  
\_\_\_\_\_  
Judith Jessica Carrillo

**The State of Texas**     \*  
  \*  
**County of Hidalgo**    \*

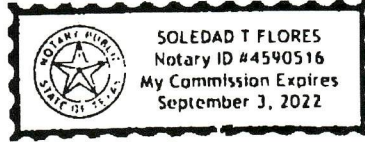
Witness my Hand and Seal of Office, that on this 19<sup>th</sup>, day of June, 2020, personally appeared, and known to me to be

Christian Manuel Hernandez, the person subscribed in this foregoing instrument to be true in fact.

*[Handwritten Signature]*

Notary Public, in and for The State of Texas

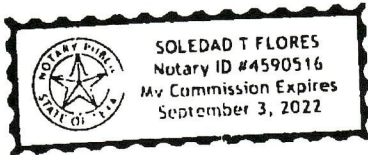
The State of Texas \*  
\*  
County of Hidalgo \*



Witness my Hand and Seal of Office, that on this 19<sup>th</sup>, day of June, 2020, personally appeared and known to me to be Judith Jessica Carrillo, the person subscribed in this foregoing instrument to be true in fact.

*[Handwritten Signature]*

Notary Public, in and for The State of 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

*OFF'S  
ESANUED.*  
**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: Tomás J. Arredondo

Address: P.O. Box 700096  
McAllen, TX 78504

Phone: 202-8135

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

Water Supplier: MHWSC

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

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

regarding the land described as:

TARS - No. 2 Subdivision lots 1-4

on November 14, 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  
Yes  
Yes

A plat has been prepared;

(Date approved 7/05/23);

A plat has been reviewed and approved by the Commissioners Court; water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;

(verified by Flor Sesin);

No

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

(verified by Mart 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 Mart 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);

Andy Chos  
Planning Department Authorized Signature

Richard F. Carter  
Hidalgo County Judge

11/14/23  
Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 11/14/23

ATTEST:

Antonio Benjardo Jr.  
Hidalgo County Clerk  
11/16/23  
Date



# 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: 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: Tomas J. Arredondo

Address: PO Box 720096  
Mc Allen, TX 78504

Phone: 956-222-8135

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

Lots 1-4 TARS No. 2 Subdivision

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

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

[Signature]  
Requesting Party (Signature)

8-29-23  
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:

9/29/23  
Date

[Signature]  
County Official





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

Name: Laquique Real Estate Holdings LLC.

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

Phone: 240-3246

Water Supplier: SWSC.

Utility Provider:  M.V.E.C.     AEP

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

regarding the land described as: Edwards' Subdivision NO. 20 lots 1-79.

on November 14, 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 8/22/23);

yes A plat has been reviewed and approved by the Commissioners Court; (verified by John Sevin);

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 Mr Ramirez);

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 Mr 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 John Sevin);

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

Anthony Uresti  
Planning Department Authorized Signature

Ricardo F. Lopez  
Hidalgo County Judge    11/14/23  
Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 11/14/23

ATTEST: Antonio Benavides Jr.  
Hidalgo County Clerk    11/16/23  
Date



# PLANNING DEPARTMENT

## 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

*Sever*

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 10/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: Iraguirre Real Estate Holdings LLC.

Address: 221 E. Griffin Parkway Suite 2  
Mission TX 78574

Phone: (956) 240-3246

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

Eduardo's Subdivision No. 20 lots 1-79

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Amiceto Iraguirre  
Requesting Party (Signature)

8-2-23  
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:

9/2/23  
Date

Am Sesin  
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

DSSP's

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: Rio Rico Developers, LLC

Address: P.O. Box 2004  
Edinburg, TX 78540

Phone: 921-7108

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

Water Supplier: PHWSC

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

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

regarding the land described as:

Rio Rico Ranchettes No. 3 Subdivision lots 1-51,

on November 14, 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; water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;
- no an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable;
- yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023;
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(Date approved 11/15/23;

(verified by Jim Sen);

(verified by Jim Sen);

(verified by Jim Sen);

(verified by Jim Sen);

[Signature]  
Planning Department Authorized Signature

[Signature]  
Hidalgo County Judge

11/14/23  
Date

ATTEST: [Signature]  
Hidalgo County Clerk

11/16/23  
Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 11/14/23



PLANNING DEPARTMENT
County of Hidalgo

Rev. 7-24-23

Main Office 2818 S. Business Hwy 281 Edinburg, Texas 78539
Precinct No. 1 Substation 1900 Joe Stephens Ave. Ste. A Weslaco, TX 78596
Precinct No.3 Substation 2401 N. Moorefield Rd. Mission, TX 78572

OSSF's

Precinct 1 2 3 4

Anthony Uresti Assistant Director

Application No: [Signature]

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: Rio Rico Developers, LLC

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

Phone: (956) 821-7108

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

Rio Rico Ranchettes No. 3: A 53.04 acre tract of land out Lots 7 and 10, Block 38, Capisallo District Subdivision, Hidalgo County, Texas. 105 151

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

[Signature]
Requesting Party (Signature)

08-08-2023
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

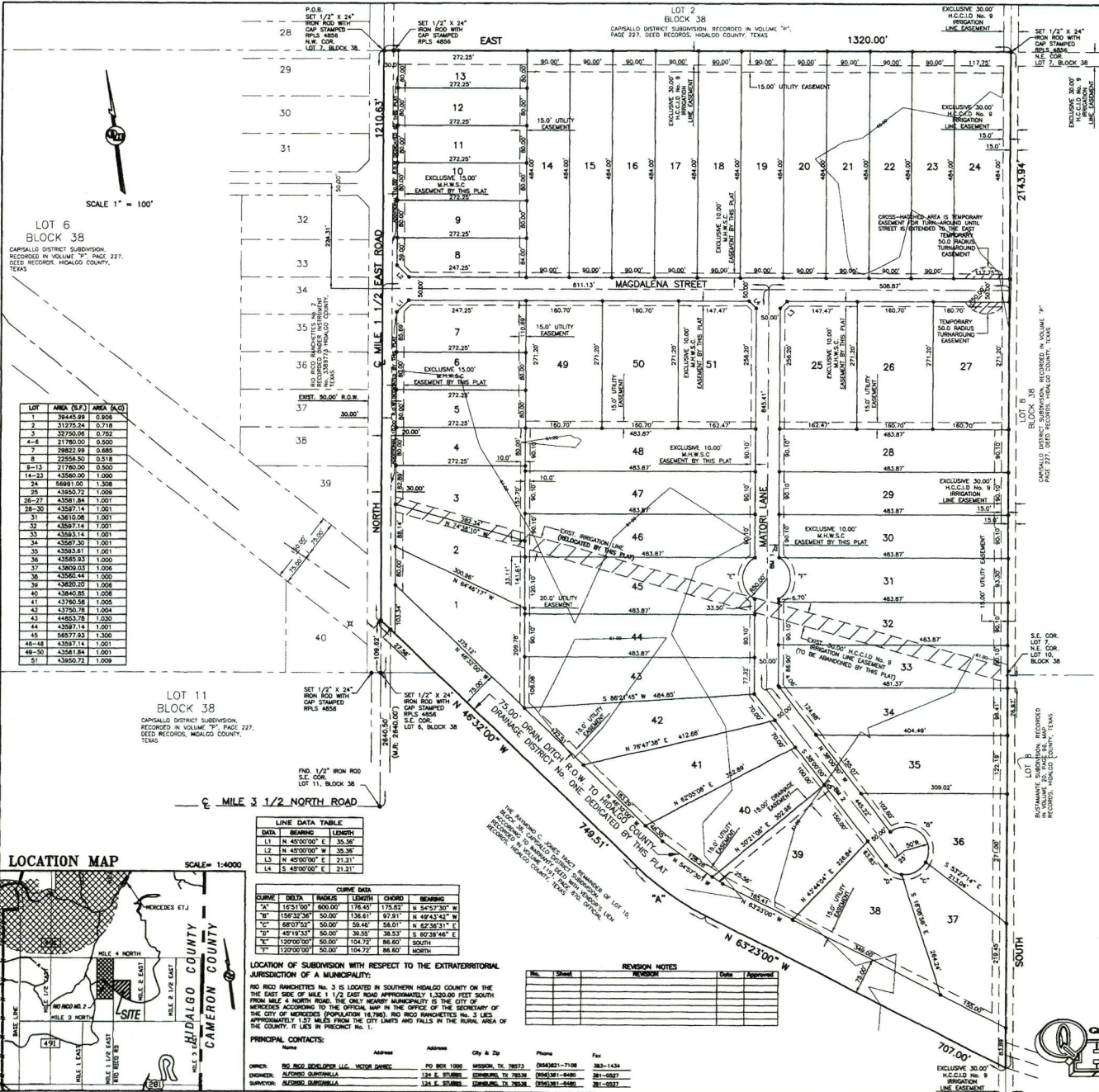
- Deed (checked)
Executory Contract
Lease
Rent Receipt
Affidavit
Other (describe) Copy of Subd. plat (checked)

This part to be filled out by receiving county official:

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

10/25/23
Date

[Signature]
County Official



SUBDIVISION PLAT OF:  
**RIO RICO RANCHETTES**  
No. 3

A 53.04 ACRE TRACT OF LAND OUT OF LOTS 7 AND 10, BLOCK 38, CAPISALLO DISTRICT SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME "P", PAGE 227, DEED RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 332594S, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

A 53.04 ACRE TRACT OF LAND OUT OF LOTS 7 AND 10, BLOCK 38, CAPISALLO DISTRICT SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME "P", PAGE 227, DEED RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 332594S, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINS AT A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET IN THE CENTERLINE OF MILE 1 1/2 EAST ROAD FOR THE NORTHWEST CORNER OF LOT 7 AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE, EAST, ALONG THE NORTH LINE OF LOT 7, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 20.00 FEET FOR THE EAST FOOT OF WAY LINE OF MILE 1 1/2 EAST ROAD, A TOTAL DISTANCE OF 1,320.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE NORTHEAST CORNER OF LOT 7 AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE, SOUTH, ALONG THE EAST LINE OF LOTS 7 AND 10, A DISTANCE OF 2,143.84 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE, IN 83°23'00" W, ALONG THE CENTERLINE OF A DRAIN DITCH, A DISTANCE OF 707.00 FEET TO A POINT FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE, ALONG THE CENTERLINE OF A DRAIN DITCH AND THE ARC OF A CURVE TO THE RIGHT (CURVE DATA: DELTA = 16°51'00", RADII = 600.00 FEET), A DISTANCE OF 174.65 FEET TO A POINT FOR AN EXTERIOR CORNER OF THIS TRACT.

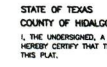
THENCE, IN 48°32'00" W, ALONG THE CENTERLINE OF A DRAIN DITCH, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 721.88 FEET, A TOTAL DISTANCE OF 7145.11 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE WEST LINE OF LOT 7 AND IN THE CENTERLINE OF MILE 1 1/2 EAST ROAD FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE, NORTH, ALONG THE WEST LINE OF LOT 7 AND THE CENTERLINE OF MILE 1 1/2 EAST ROAD, A DISTANCE OF 1,210.65 FEET TO THE POINT OF BEGINNING AND CONTAINING 53.04 ACRES OF LAND MORE OR LESS.

BEARINGS AND DISTANCES IN ACCORDANCE WITH DEED SUBDIVISION, RECORDED IN VOLUME 31, PAGE 153, MAP RECORDS, HIDALGO COUNTY, TEXAS.



*Alfonso Quintanilla*  
ALFONSO QUINTANILLA  
R.P.L.S. No. 4856  
SEPT 23, 2021  
DATE



*Alfonso Quintanilla P.E.*  
ALFONSO QUINTANILLA  
P.E. No. 85534  
8-17-23  
DATE

LOT	AREA (SQ. FT.)	AREA (AC.)
1	38445.89	0.8906
2	51775.54	0.718
3	32750.06	0.752
4-8	21780.00	0.500
7	29852.99	0.6885
8	22956.50	0.5318
9-13	21780.00	0.500
14-23	43260.00	1.000
24	59991.00	1.369
25	43260.00	1.000
26-27	43260.00	1.000
28-30	43260.00	1.000
31	43260.00	1.000
32	43260.00	1.000
33	43260.00	1.000
34	43260.00	1.000
35	43260.00	1.000
36	43260.00	1.000
37	43260.00	1.000
38	43260.00	1.000
39	43260.00	1.000
40	43260.00	1.000
41	43260.00	1.000
42	43260.00	1.000
43	43260.00	1.000
44	43260.00	1.000
45-48	43260.00	1.000
49	43260.00	1.000
50	43260.00	1.000
51	43260.00	1.000

LINE DATA TABLE

DATA	BEARING	LENGTH
L1	N 40°00'00" E	135.38'
L2	N 40°00'00" W	35.38'
L3	N 40°00'00" E	21.21'
L4	S 40°00'00" E	31.21'

CURVE DATA

CURVE	DELTA	RADIUS	CHORD	CHORD BEARING
"A"	16°51'00"	600.00'	175.45'	N 54°57'00" W
"B"	156°32'36"	50.00'	136.61'	N 48°43'42" W
"C"	68°07'51"	50.00'	38.46'	N 62°36'31" E
"D"	47°18'21"	50.00'	38.53'	S 60°28'36" E
"E"	120°00'00"	50.00'	104.72'	SOUTH
"F"	120°00'00"	50.00'	104.72'	NORTH

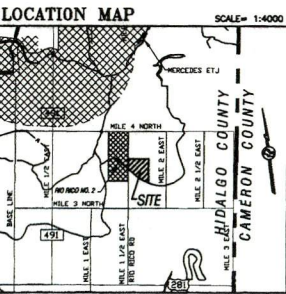
LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:  
 RIO RICO RANCHETTES No. 3 IS LOCATED IN SOUTHERN HIDALGO COUNTY ON THE EAST SIDE OF MILE 1 1/2 EAST ROAD APPROXIMATELY 1,320.00 FEET SOUTH FROM MILE 4 NORTH ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF WARDOCKS ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF WARDOCKS (POPULATION 14,790). RIO RICO RANCHETTES No. 3 LIES APPROXIMATELY 1.27 MILES FROM THE CITY LIMITS AND FALLS IN THE RURAL AREA OF THE COUNTY. IT LIES IN PARCELS No. 1.

PRINCIPAL CONTACTS:

Name	Address	City & St.	Phone	Fax
OWNER:	RIO RICO DEVELOPERS, LLC, VICTOR DAVIS	PO BOX 1090, MISSOURI, TX 78673	(854)611-7198	383-1434
ENGINEER:	ALFONSO QUINTANILLA	124 E. STUBBS ST., EDINBURGH, TX 78838	(854)381-8480	381-0587
SURVEYOR:	ALFONSO QUINTANILLA	124 E. STUBBS ST., EDINBURGH, TX 78838	(854)381-8480	381-0587

REVISION NOTES

No.	Revised	Revisions	Date	Approved



**QUINTANILLA, HEADLEY AND ASSOCIATES, INC.**  
 CONSULTING ENGINEERS  
 124 E. STUBBS ST.  
 EDINBURGH, TEXAS 78838  
 REGISTRATION NUMBER F-1513  
 SURVEYING REGISTRATION NUMBER 100411-00

**LAND SURVEYORS**  
 PHONE 858-381-8480  
 FAX 858-381-0587  
 ALFONSO@QHA-ENR.COM

51 LOTS  
 DATE OF PREPARATION: SEPT 23, 2021

FILED FOR RECORD IN HIDALGO COUNTY, TEXAS  
 OFFICIAL RECORDS, HIDALGO COUNTY CLERK  
 INSTRUMENT NUMBER 332594S  
 BY: *Alfonso Quintanilla* DEPUTY

DATE PREPARED: PREPARED BY: CHECKED BY: APPROVED BY:  
 DRAWN BY: PLOTTED BY: PRINTED BY: APPROVED BY:  
 2 OF 5



# 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: NA

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

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

Name: Tres Nuevos UNW, LLC.

Address: 904 Blyhorn Drive  
Edinburg, TX 78542

Phone: 386-0722

Water Supplier: NAWSC

Utility Provider:  M.V.E.C.     AEP

Account/ESI No.: NA  
 Temporary Pole     Permanent Service

regarding the land described as:

Santa Isabella Subdivision Phase 1 lots 1-234

on November 14, 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;  
A plat has been reviewed and approved by the Commissioners Court; water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;

(Date approved 11/22/23);

(verified by Jim Senik);

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 Jim Senik);

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 Jim Senik);

yes

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

(verified by Jim Senik);

Anthony Uresti  
Planning Department Authorized Signature

Richard F. Carter  
Hidalgo County Judge

11/14/23  
Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 11/14/23

ATTEST: Antonio Benavides Jr.  
Hidalgo County Clerk

11/16/23  
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. 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
---	--	---

*NHWC*

Precinct 1 2 3 4

**Anthony Uresti**  
Assistant Director

Application No: PPA

### 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:** Tres Mundos Investments, LLC

**Address:** 906 Bighorn Dr

Edinburg, TX 78542

**Phone:** (956) 386-0726

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

Santa Isabella Subdivision No. 1: A 50.19 acre tract of land out of Blocks 63 and 78, La Blanca Agricultural Company's Subdivision "B", Hidalgo County, Texas. *lots 1-234*

**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)

*8-8-23*

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:**

10/25/23  
Date

[Signature]  
County Official





# PLANNING DEPARTMENT

## County of Hidalgo



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

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

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

Precinct 1 2 3 4

**Anthony Uresti**  
Assistant Director

Application No: 1-8330

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

Upon the application of:

Name: Melissa Monterrosa

Address: 9866 mile 16 N  
Elsa TX 78543

Phone: 956-375-0592

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

Water Supplier: Northland

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

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

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

Ricky Lot 9

[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 \_\_\_\_\_, 20\_\_\_\_, 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.

Deetha Aguiar  
Planning Department Authorized Signature

Ricardo F. Cuatrecasas  
Hidalgo County Judge  
11/14/23  
Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 11/14/23

ATTEST: Antonina Guajardo  
Hidalgo County Clerk  
11/16/23  
Date



# 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  
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956-968-4734  
956-973-7850

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

Precinct 1 2 3 4

**Anthony Uresti**  
Assistant Director

Application No: 1-8330

**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

Melissa Montaroso

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

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

Ricky 20+9"

[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."

Melissa Montaroso (Signature)

SUBSCRIBED AND SWORN TO before me on NOVEMBER 7<sup>th</sup>, 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

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

Permit No.: Permit 1-8330  
Receipt No.: 032084  
R2653-00-000-0009-00

MONTERROSA MELISSA M.

3112 N. 6TH ST  
MCALLEN , TX 78501  
(956) 375-0592  
(956) 375-0592

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2000Sq.Ft.
- [5] Legal Description: RICKY LOT 9
- [6] Location: ML 6 & ML 16
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$110000
- [10] Flood Zone: Zone C

Community Panel Number: 4803340350C  
Precinct: 1  
Certification of Elevation Required: No  
Setbacks: Front 40', Rear 15', Side 7', Side 7', Corner '  
Special Conditions: applicant must comply with all county setbacks and regulations  
Description: Permit 1-8330  
Price: \$30.00

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

Method of Payment: Cash  
Check/M.O.#:  
Payment: \$50.00  
Change Due: \$20.00  
Application: sonia.diaz  
Inspector: gilbert.mata  
Receipt: sonia.diaz

\_\_\_\_\_ Sonia \_\_\_\_\_ 10/26/23  
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.

Melissa Monterrosa  
Signature of Owner or Applicant

10/26/23  
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.**

**CONSTABLE'S TAX DEED**

**STATE OF TEXAS**

**X**

**X KNOW ALL MEN BY THESE PRESENTS**

**COUNTY OF HIDALGO**

**X**

That, whereas, by virtue of an Order of Sale issued by the Clerk of the District Court in and for Hidalgo County, dated May 6, 2022 on a certain judgment rendered in said Court on the 8th day of December, 2021, in a certain **Suit No. T-0554-20-A, Hidalgo County, Edcouch - Elsa Independent School District, Hidalgo County Emergency Services District # 02, Hidalgo County Drainage District # 01 And South Texas College, Et Al vs. Norma Cynthia Segura, A/K/A Norma Cynthia Cardenas, I**, Constable Martin N. Cantu, of said County, did upon May 6, 2022, levy upon and advertise the said premises as described in said Order of Sale, by giving public notice of the time and place of said sale by an advertisement in the English language, published once a week for three (3) consecutive weeks preceding such sale, the first publication appearing not less than twenty (20) days immediately preceding the day of sale, beginning on May 11, 2022, in the THE ADVANCE NEWS JOURNAL, a newspaper published in the County of Hidalgo, stating in said advertisement the authority by virtue of which such sale was to be made, the time of levy, the time and place of sale, a brief description of the property to be sold, the number of acres, the original survey, its locality in the County, and the name by which the land is generally known, and by delivering a similar notice to each of the named Defendants, and on the first Tuesday, on the 7th day of June, 2022 beginning at 10:30 AM sold said hereinafter described land or lots at public venue, at the **On-Line Auction: <https://www.auctionhousellc.com> of the said County**, at which sale the premises hereinafter described were struck off to

**MELISSA M. MONTERROSA  
2920 TROOPER MOISES SANCHEZ BLVD.  
EDINBURG, TX 78541**

for the sum of **\$52,000.00**, MELISSA M. MONTERROSA being the highest bidder(s), and that being the highest bid for the same, NOW, THEREFORE, in consideration of the premises aforesaid, and of the payment of the aforesaid sum, the receipt of which is hereby acknowledged, I as Constable aforesaid, have Granted, Sold, and Conveyed, and by these presents do Grant, Sell, and Convey unto the said grantee(s) all of the estate, right, title, and interest which the Defendants in such suit had on the date said judgment was rendered or at any time afterwards, in and to the following described land and premises, as described in the Order of Sale, viz:

IN TESTIMONY WHEREOF, I have hereunto set my hand this the 15<sup>th</sup> day of August, 2022.

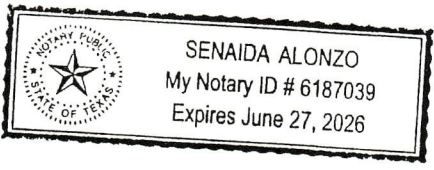
M. N. Cantu  
Martin N. Cantu  
Constable, Precinct 2  
Hidalgo County, Texas

[Signature]  
By: Deputy

STATE OF TEXAS X  
COUNTY OF HIDALGO X

Before me, the undersigned authority, on this day personally appeared Arnulfo Torres, Constable / Deputy Constable of Hidalgo County, Texas, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes, consideration, and in the capacity therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 15 DAY OF August, 2022.



Sneider Alonzo  
Notary Public, State of Texas  
My Commission Expires: 6-27-26

After recording return to:  
LINEBARGER GOGGAN BLAIR  
& SAMPSON, LLP  
Attorneys at Law  
1512 Lone Star Way  
Edinburg, Texas 78539

**PROPERTY DESCRIPTION**

**LOT NINE (9), RICKY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT RECORDED IN VOLUME 27, PAGE 150 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS,**

TO HAVE AND TO HOLD the above described premises unto the said grantee(s), heirs and assigns forever, as fully and absolute as I, as Constable aforesaid, can convey by virtue of said Order of Sale;

Subject, however to the owner's right to redeem the same in the manner and within the time prescribed by Section 34.21 of the Property Tax Code of the State of Texas.

This conveyance is made expressly subject to recorded restrictive covenants running with the land, and valid easements of record as of the date of this sale, if such covenants or easements were recorded prior to January 1 of the year the tax lien(s) arose.

As required by Section 34.015, Texas Tax Code, the **Grantee(s)** exhibited to me an unexpired written statement issued to the **Grantee(s)** showing that the Tax Assessor-Collector for the county in which this sale was made determined that: (1) there are no delinquent ad valorem taxes owed by the **Grantee(s)** to said county, and (2) for each school district or municipality having territory in said county, there are no known or reported delinquent ad valorem taxes owed by the **Grantee(s)** to that school district or municipality.

**THIS SALE IS BEING CONDUCTED PURSUANT TO STATUTORY OR JUDICIAL REQUIREMENTS. BIDDERS WILL BID ON THE RIGHTS, TITLE, AND INTERESTS, IF ANY, OWNED BY THE DEFENDANT(S) IN SUCH SUIT(S) IN AND TO THE REAL PROPERTY OFFERED.**

**THE PROPERTY IS SOLD AS IS, WHERE IS, AND WITHOUT ANY WARRANTY, EITHER EXPRESS OR IMPLIED. NEITHER THE COUNTY NOR THE SHERIFF'S DEPARTMENT OR CONSTABLE WARRANTS OR MAKES ANY REPRESENTATIONS ABOUT THE PROPERTY'S TITLE, CONDITION, HABITABILITY, MERCHANTABILITY, OR FITNESS FOR A PARTICULAR PURPOSE. BUYERS ASSUME ALL RISKS.**

**IN SOME SITUATIONS, A LOT OF FIVE ACRES OR LESS IS PRESUMED TO BE INTENDED FOR RESIDENTIAL USE. HOWEVER, IF THE PROPERTY LACKS WATER OR WASTEWATER SERVICE, THE PROPERTY MAY NOT QUALIFY FOR RESIDENTIAL USE. A POTENTIAL BUYER WHO WOULD LIKE MORE INFORMATION SHOULD MAKE ADDITIONAL INQUIRIES OR CONSULT WITH PRIVATE COUNSEL.**

\*\*\*\*\*