



OFFICE OF THE COUNTY JUDGE  
County of Hidalgo

RICHARD F. CORTEZ  
County Judge

**CERTIFICATES OF PLAT APPROVALS – CONSENT AGENDA**

**COMMISSIONERS COURT AGENDA FOR March 05, 2024**

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>4</u>
CERTIFICATES OF RESIDENCE CONSTRUCTION	<u>0</u>
CERTIFICATES OF WATER SERVICE AVAILABILITY	<u>1</u>
<b>TOTAL CERTIFICATES</b>	<b><u>5</u></b>





# PLANNING DEPARTMENT

Rev. 12-21-23

## 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

Precinct 1 2 3 4

**Anthony Uresti**  
Director of Planning

Application No: 1-8303

### 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: Valentin Pena

Address: 7208 de la Madrid St  
Weslaco, TX 78570

Phone: 956-280-1420

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

Water Supplier: N.A.W.S

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

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

regarding the land described as:

OAK HILL RANCH PH I LOT 14

on March 5, 2024, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

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

yes A plat has been prepared; (Date approved 3.22.2007);

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

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 AJ);

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 AJ);

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

Heather A Segura  
Planning Department Authorized Signature

Richard F Carter  
Hidalgo County Judge  
Date 3/5/24

ATTEST: Arturo Araya  
Hidalgo County Clerk  
Date 3/5/24

APPROVED BY  
COMMISSIONERS COURT  
ON: 3/5/24 AMS



# PLANNING DEPARTMENT

Rev. 12-21-23

## County of Hidalgo

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2401 N. Moorefield Rd.  
Mission, TX 78572  
956-205-7045

Precinct 1 2 3 4

**Anthony Uresti**  
Director of Planning

Application No: 1-8363

### 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: Valentini Perea

Address: 7208 de la Madrid St  
Weslaco, TX 78520

Phone: 956-280-1420

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

OAK HILL RANCH PH1 LOT 14

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

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

[Signature]  
Requesting Party (Signature)

2.22.24  
Date

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

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

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

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

2/22/24  
Date

[Signature]  
County Official



Chapter 232, Texas Local Government Code

11/1/2023 11:25:15 AM

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

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

Permit No.: Permit 1-8363  
Receipt No.: 032164  
00557-01-000-0016-00

PENA VALENTIN & MYRIAM  
7208 DE LA MADRID ST  
WESLACO, TX 78596  
(956) 532-8804  
(956) 532-8804


- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 42010Sq.Ft.
- [5] Legal Description: OAK HILL RANCH PH 1 LOT 16
- [6] Location: fm 88 & mile 20
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$424000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340350C  
Precinct: 1  
Certification of Elevation Required: No  
Setbacks: Front 100', Rear 55', Side 20', Side 20', Corner '  
Special Conditions: must comply with all county setbacks & regulations

Description: Permit 1-8363  
Price: \$30.00

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

Method of Payment: Check  
Check/M.O.#: 5493  
Payment: \$30.00  
Change Due: \$0.00  
Application: heather.segura  
Inspector: leo.najera  
Receipt: heather.segura

  
Cashier

11/1/23  
Date

[NOTICE]

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

  
Signature of Owner or Applicant

11-1-2023  
Date

CHARGE: VLTC  
GF# 184419/JR

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

## WARRANTY DEED WITH VENDOR'S LIEN

Date: October 18, 2023

Grantor: EMMANUEL LOPEZ and wife, ERIKA LOPEZ

Grantor's Mailing Address: 423 N. Main Street  
Donna, Texas 78537

Grantee: VALENTIN PENA and wife, MYRIAM P. PENA

Grantee's Mailing Address: 7208 De La Matiz  
Weslaco, Texas 78599

Consideration:

TEN AND NO/100THS DOLLARS (\$10.00) and a note of even date executed by Grantee and payable to the order of BANK OF SOUTH TEXAS in the principal amount of FOUR HUNDRED EIGHTY THREE THOUSAND TWO HUNDRED AND NO/100THS DOLLARS (\$483,200.00), of which, ONE HUNDRED SEVENTY NINE THOUSAND AND NO/100THS DOLLARS (\$179,000.00) represents funds advanced towards the purchase price for the property herein secured. The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of BANK OF SOUTH TEXAS and by a first-lien deed of trust of even date from Grantee to DARRYL K. LEMKE, Trustee.

Property (including any improvements):

All of Lot 16, OAK HILL RANCH PHASE I, Hidalgo County, Texas, according to the map recorded in Volume 52, Pages 161-169, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations to Conveyance: NONE.

Exceptions from Conveyance and Warranty:

1. Restrictive covenants dated March 27, 2007, filed March 27, 2007 under Document Number 2007-1738991; amendment dated August 15, 2007, filed August 16, 2007 under Document Number 2007-1795479; second amendment dated December 5, 2007, filed December 5, 2007 under Document Number 2007-1833265; third amendment dated March 12, 2008, filed March 25, 2008 under Document Number 2008-1871706; dated April 24, 2008, filed April 24, 2008 under Document Number 2008-1882643; dated March 1, 2010, filed March 4, 2010 under Document Number 2010-2080709; dated June 14, 2013, filed June 20, 2013 under Document Number 2013-2423478; filed September 17, 2015 under Document Number 2015-2646737; dated August 14, 2015, filed September 17, 2015 under Document Number 2015-2646738; dated March 1, 2017, filed March 7, 2017 under Document Number 2793810; dated October 10, 2017, filed October 12, 2017 under Document Number 2857066; dated April 16, 2018, filed April 19, 2018 under Document Number 2908621; dated December 31, 2020, filed January 7, 2021 under Document Number 3181650 and dated September 15, 2021, filed September 23, 2021 under Document Number 3265914, all in the Official Records and Volume 52, Pages 161-169, Map Records of Hidalgo County, Texas.
2. Annual maintenance charge and/or current assessments as set forth in instrument dated March 27, 2007, filed March 27, 2007 under Document Number 2007-1738991; dated April 24, 2008, filed April 24, 2008 under Document Number 2008-1882643; dated March 1, 2017, filed March 7, 2017 under Document Number 2793810 and dated April 16, 2018, filed April 19, 2018 under Document Number 2908621, Official Records, Hidalgo County, Texas.

19. Oak Hill Ranch Homeowners Association Architectural Review Policy as shown by instrument dated December 9, 2022, filed December 9, 2022 under Document Number 3404011, Official Records of Hidalgo County, Texas.
20. Visible and apparent easements on or across the property herein described.
21. Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.
22. 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.
23. Standby fees, taxes and assessments by any taxing authority for the year 2023, 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.


Grantor and Grantee agree that Grantor has conveyed the Property and Grantee has accepted the Property in its "AS IS" CONDITION, with any and all defects and without warranty except for the warranties of title and the warranties in the contract executed between Grantor and Grantee.

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.

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

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

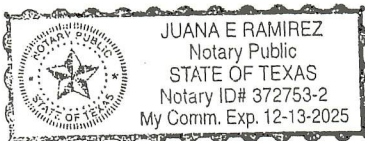
  
EMMANUEL LOPEZ


  
ERIKA LOPEZ

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on this 18<sup>th</sup> day of October, 2023, by EMMANUEL LOPEZ.



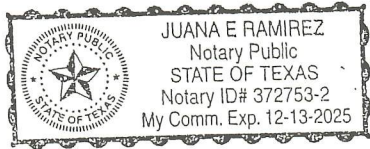
  
Notary Public, State of Texas

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on this 18<sup>th</sup> day of October, 2023, by ERIKA LOPEZ.

  
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:  
VALENTIN PENA  
MYRIAM P. PENA  
7208 De La Matiz  
Weslaco, Texas 78599

### AFFIDAVIT OF FACT

BEFORE ME, the undersigned authority, on this day personally appeared Emmanuel Lopez and Erika Lopez, who being by me duly sworn, upon oath deposes and says:


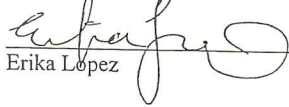
We, Emmanuel Lopez and Erika Lopez,, after being duly sworn, do here state and depose as follows:

“We are selling the herein described property to **Valentin Pena and Myriam P. Pena,** We are not related to the buyers and they are not family members.

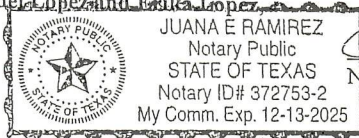

**Legal:** All of Lot 16, OAK HILL RANCH PHASE I, Hidalgo County, Texas, according to the map recorded in Volume 52, Pages 161-169, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Further, Affiant(s) sayeth not.”

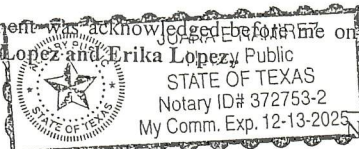
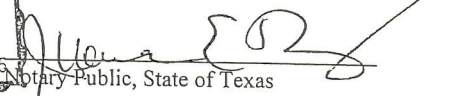
EXECUTED this 18th day of October, 2023.

  
Emmanuel Lopez  
  
Erika Lopez

SUBSCRIBED AND SWORN to before me on this the 18th day of October, 2023,  
by ~~Emmanuel Lopez and Erika Lopez~~

  
JUANA E RAMIREZ  
Notary Public  
STATE OF TEXAS  
Notary ID# 372753-2  
My Comm. Exp. 12-13-2025  
  
Notary Public, State of Texas  
(Acknowledgment)

State of Texas  
County of Hidalgo

This instrument was acknowledged before me on the 18th day of October, 2023, by  
~~Emmanuel Lopez and Erika Lopez~~ Public  
  
STATE OF TEXAS  
Notary ID# 372753-2  
My Comm. Exp. 12-13-2025  
  
Notary Public, State of Texas



# PLANNING DEPARTMENT

Rev. 12-21-23

## County of Hidalgo

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956-318-2840

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956-968-4734

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

Precinct 1 2 3 4

**Anthony Uresti**  
Director of Planning

Application No: 1-8676

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

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

Name: LUIS L. GONZALEZ, JR.

Address: 7715 BIG VALLEY DR.  
WESLACO, TX  
78599

Phone: (224) 425-3123

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 8 SHILO SUBDIVISION

on March 5, 2024, 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

ys A plat has been prepared; (Date approved 6-26-2001);

ys A plat has been reviewed and approved by the Commissioners Court; (verified by H Segre);

ys 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; (verified by AS);

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 AS);

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

Hector Segre  
Planning Department Authorized Signature

Richard F. Carter 3/5/24  
Hidalgo County Judge Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 3/5/24 DMS.

ATTEST: Arturo Guajardo Jr. 3/5/24  
Hidalgo County Clerk Date



# PLANNING DEPARTMENT

Rev. 12-21-23

## County of Hidalgo

Main Office  
2818 S. Business Hwy  
281  
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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

Precinct 1 2 3 4

**Anthony Uresti**  
Director of Planning

Application No: 1-8674

### 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: LUIS L. GONZALEZ, JR.

Address: 7715 BIG VALLEY DR.

WESLACO, TX 78599

Phone: (224) 425-3123

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

LOT 8 SHILO 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

LUIS L. GONZALEZ, JR.

Requesting Party (Signature)

2/23/2024

Date

owner: LUIS L. GONZALEZ, JR.

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

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

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

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

2/23/24  
Date

[Signature]  
County Official



COUNTY OF HIDALGO  
PLANNING DEPARTMENT

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

Permit No.: Permit 1-8676  
Receipt No.: 033351  
S3255-00-000-0008-00

GONZALEZ LUIS L JR  
239 WAGONWOOD RD  
ROUND LAKE, IL 60073  
(224) 425-3123  
(956) 221-4009

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2630Sq.Ft.
- [5] Legal Description: SHILO LOT 8
- [6] Location: fm 88 & mile 12 1/2
- [7] Sewage: N/A
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$269000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340450C  
Precinct: 1  
Certification of Elevation Required: No  
Setbacks: Front 25', Rear 35', Side 6', Side 6', Corner '  
Special Conditions: must comply with all county setbacks & regulations  
Description: Permit 1-8676  
Price: \$30.00

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

Method of Payment: Cash

Check/M.O.#:

Payment: \$30.00

Change Due: \$0.00

Application: heather.segura

Inspector: leo.najera

Receipt: heather.segura

Cashier

Date

2/1/24

[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 FLOOR ELEVATION FOR THE PROPERTY. IN ADDITION, A FINAL CLEARANCE WILL NOT BE ISSUED UNTIL THE OWNER AND/OR CONTRACTOR HAS PROVIDED THE PLANNING DEPARTMENT A FINISHED FLOOR CONSTRUCTION ELEVATION CERTIFICATE CONFIRMING THAT ALL IMPROVEMENTS WERE CONSTRUCTED IN ACCORDANCE WITH THE TERMS OF THE INITIAL APPLICATION AND FLOOD PLAIN ADMINISTRATION DEVELOPMENT PERMIT. A SEPARATE PERMIT IS ALSO REQUIRED FOR INSTALLATION OF SEPTIC TANKS AND THE VERIFICATION THAT SEPTIC TANKS WERE INSTALLED IN COMPLIANCE WITH ALL LEGAL REQUIREMENTS. THIS APPLICATION IS SUBJECT TO CANCELLATION IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF ONE YEAR AT ANY TIME AFTER WORK IS COMMENCED. APPLICANT/OWNER STATES THAT NO STRUCTURE EXISTS ON THIS TRACT OF LAND. IF FOUND IN VIOLATION APPROVED APPLICATION MAY BE REVOKED. APPROVED APPLICATION FEE SHALL BE DOUBLED FOR CONSTRUCTION COMMENCING AND/OR STRUCTURES MOVED IN PRIOR TO OBTAINING AN APPROVED APPLICATION. THE FORGOING IS A TRUE AND CORRECT DESCRIPTION OF THE IMPROVEMENTS CONTEMPLATED BY THE UNDERSIGNED APPLICANT, AND THE APPLICANT STATES THAT THE APPLICANT WILL HAVE FULL AUTHORITY OVER THE CONSTRUCTION OF SAME AND CONTRACTOR AND APPLICANT HEREBY AGREE TO COMPLY WITH ALL COUNTY REQUIREMENTS AND APPLICABLE PLAT AND/OR DEED RESTRICTIONS. APPLICANT AND CONTRACTOR HEREBY CERTIFY THAT EACH HAS READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND REGULATIONS GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION. BY SIGNING THIS APPLICATION, APPLICANT AND CONTRACTOR AUTHORIZE REPRESENTATIVES OF THE COUNTY OF HIDALGO TO COME ON TO THE CONSTRUCTION SITE TO MONITOR CONTRACTOR'S AND APPLICANT'S COMPLIANCE WITH THE TERMS OF THE PERMIT AND THE COUNTY'S SUBDIVISION REGULATIONS. PLEASE CONTACT PLANNING DEPARTMENT 48 HOURS PRIOR TO POURING OF FOUNDATION FOR INSPECTION OF BUILDING SETBACKS FROM PROPERTY LINES AND FINISH FLOOR ELEVATION. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. BUILDING SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE MET PRIOR TO POURING FOUNDATION OR WHEN MOVING IN A STRUCTURE.

Signature of Owner or Applicant

2.1.2024  
Date

# SPECIAL WARRANTY DEED

1003721

Date: August 1, 2001

Grantor: El Toro Builders, Inc., a Texas Corporation  
Grantor's Mailing Address:  
2011 N. Conway  
Mission, Texas 78572

Grantee: Luis L. Gonzalez Jr.

Grantee's Mailing Address (including county):  
1319 Cherokee  
Round Lake Beach, Ill 60073  
Hidalgo County, Ill

Consideration: Ten Dollars and other valuable consideration paid by Grantee to Grantor.

Property (including any improvements):

Lot(s) 8, Shilo Subdivision, as shown by the map or plat thereof recorded in Volume 38, Page 5, Map Records, Hidalgo County, Texas, reference to which is here made for all purposes

Reservations from and Exceptions to Conveyance and Warranty:

1. Visible and apparent easements on or across the subject property;
2. Rights of parties in possession;
3. Easements, rights-of-way, and prescriptive rights, whether of record or not;
4. All recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property;
5. Rights of adjoining owners in any walls and fences situated on a common boundary;
6. Any discrepancies, conflicts, or shortages an area or boundary lines;
7. Any encroachments or overlapping of improvements;
8. All rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of any Water Improvement District, Irrigation District, or other applicable governmental district, agency, or authority;
9. Taxes for the current year and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership;
10. The prior reservation or conveyance of all oil, gas, and other minerals previously reserved or conveyed by any parties having the right to do so;
11. All Easements, restrictions, set back lines, drainage swate requirements, and other matters shown on the plat of Shilo Subdivision, as shown on the plat thereof, recorded in Volume 38, Page 5, of the Map Records of Hidalgo County, Texas
12. Subdivision Restrictions affecting the subject property filed for record in the Office of the County Clerk of Hidalgo County, Texas.

**SAVE AND EXCEPT**, and there is hereby reserved unto Grantor, Grantor's successors and assigns, all oil, gas, and other minerals in, on, or under, or that may be produced from the Property, together with the right of ingress and egress at all times for the purpose of mining, drilling, exploring, operating, and developing said Property for oil, gas, and/or other minerals and removing the same therefrom.

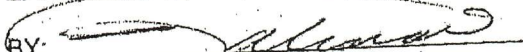
**SAVE AND EXCEPT**, and there is hereby reserved unto Grantor, Grantor's successors and assigns, (to the fullest extent permitted by law) all water rights and rights to water (whether riparian, appropriative or otherwise) presently appended or annexed to said property.

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 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.

By the acceptance of this Deed, Grantee is taking the Property "as is", "where is" and "with all faults", and without any representations or warranties whatsoever, express or implied, written or oral, it being the intention of Grantor and Grantee to expressly negate and exclude all representations and warranties, including, but not limited to (i) the physical condition of the property or any element thereof, including, without limitation, warranties related to suitability for habitation, merchantability or fitness for a particular purpose; (ii) the nature or quality of construction, structural design and engineering of any improvements; (iii) the quality of the labor and materials included in any improvements; (iv) the soil conditions; drainage or other conditions existing at the property with respect to any particular purpose, developmental potential or otherwise; (v) all warranties created by any affirmation of fact or promise or by any description of the property; and (vi) all other warranties and representations whatsoever, except the warranty of title expressly set forth herein.

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

El Toro Builders, Inc., a Texas Corporation

BY:   
Norberto Salinas, President

(Acknowledgment)

State of Texas  
County of Hidalgo

This instrument was acknowledged before me on the 28 day of August, 2001, by Norberto Salinas, President of El Toro Builders, Inc., a Texas Corporation of behalf of said Texas Corporation.

Amanda V. Zamora  
Notary Public, State of Texas



AFTER RECORDING RETURN TO:

Software by ReMerge-It, LLC  
(958) 630-9401  
Sales@ReMerge-It.com

El Toro Builders, Inc.  
2011 N. Conway  
Mission, Texas 78572

-h3d0004.hdd

Filed for Record in:  
Hidalgo County  
by J. D. Salinas, III  
County Clerk  
On: Aug 30, 2001 at 04:21P  
As a Recording  
Document Number: 1003721  
Total Fees: 13.00  
Receipt Number - 358911  
By, Marylou Cantu, Deputy

# AFFIDAVIT FOR RESIDENTIAL CONSTRUCTION

State of Texas  
County of Hidalgo

BEFORE ME, the undersigned authority, on this day personally appeared LUIS L. GONZALEZ, JR., known to me to be the person who subscribed her name below, who, after having first been duly sworn by me, does on oath depose and say:

I, the undersigned, hereby swear and affirm the following:

I am the owner of the following described real property:

**Lot 8, SHILO SUBDIVISION, as shown by the map or plat thereof recorded in Volume 38, Page 5, Map Records, Hidalgo County, Texas, reference to which is here made for all purposes.**

I have voluntarily entered into a contract with Hackberry Homes, LLC, for the construction single family residence on my property (7715 Big Valley Drive, Weslaco, TX 78599). I hereby authorize Hackberry Homes, LLC and its authorized Agent, Mario Alvarez, to seek and obtain any and all necessary permits and permissions from the respective zoning and jurisdictional authorities for the initiation of this intended construction.

*Perjury (false swearing) is a criminal act under the (1) Texas Penal Code (Art. 37.02) and is classified as a Class A Misdemeanor and is punishable by a fine not to exceed \$2,000.00, by confinement in jail for a term not to exceed one year or both, and (2) Federal Law (U. S. Code, Title 18, Section 1621) and shall be punished in accordance with the provisions of U. S. Code, Title 18, Section 3571 which is a fine or imprisonment for not more than five years, or both."*

Executed as of June 25, 2024

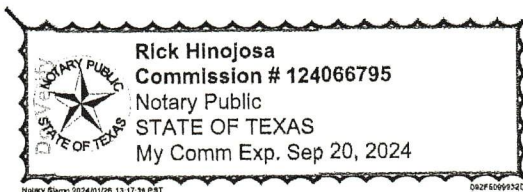
Luis Gonzalez  
Signed on 2024/01/26 14:17:36 -6:00


**LUIS L. GONZALEZ, JR.**

(Jurat)

State of Texas  
County of Hidalgo

Subscribed and sworn to before me by means of a two-way interactive audio and video communication on January 26, 2024 by LUIS L. GONZALEZ, JR. This notarial act was an online notarization.



  
Signed on 2024/01/26 14:17:36 -6:00

Notary Public, State of Texas





# PLANNING DEPARTMENT

Rev. 12-21-23

## 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

Precinct 1 2 3 4

**Anthony Uresti**  
Director of Planning

Application No: 46244

### 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: Marvin & Pamela Gpbina  
Address: 2500 Moreno Dr.  
Edinburg, TX 78541  
Phone: 281 384 3868

Approved by Environmental Health:	Temporary Service	Final Service
<u>[Signature]</u>	<u>[Signature]</u>	<u>[Signature]</u>
Authorized Signature	Authorized Signature	Authorized Signature
Inspection/Permit No:		<u>EX-02</u>
Date Approved:	<u>1 / 1</u>	<u>2 / 20 / 24</u>

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

regarding the land described as:

Moreno PH 3 Lot 15

on March 5, 2024, 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 8/29/24);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by [Signature]);
- no an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by [Signature]);
- yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by [Signature]);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

[Signature]  
Planning Department Authorized Signature

Ricardo F. Cuiter 3/5/24  
Hidalgo County Judge Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 3/5/24 BMS

ATTEST: [Signature] 3/5/24  
Hidalgo County Clerk Date



# PLANNING DEPARTMENT

Rev. 12-21-23

## County of Hidalgo

Main Office  
2818 S. Business Hwy  
281  
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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

Precinct 1 2 3 (4)

**Anthony Uresti**  
Director of Planning

Application No: 4-6244

### 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: Marvin & Pamela Gobina.

Address: 2500 Moreno Dr.  
Edinburg, TX 78541

Phone: 281 384 3868

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

Moreno Pt 3 Lot 15

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

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

[Signature]  
Requesting Party (Signature)

2/20/24  
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:

2/28/24  
Date

[Signature]  
County Official



Chapter 232, Texas Local Government Code

7/1/2022 12:33:01 PM

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

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

Permit No.: Permit 4-6244  
Receipt No.: 024652  
M6415-03-000-0015-00

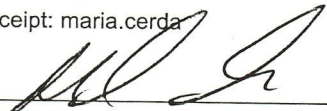

GOBINA MARVIN NDOKO & PAQMELA E  
630 BARTON DR  
EDINBURG , TX 78541  
(281) 384-3868  
(956) 503-8017

- [1] Contractor: F3 DESING & CONST
- [2] Water System: Sharyland WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 7160Sq.Ft.
- [5] Legal Description: MORENO PH 3 LOT 15
- [6] Location: ROGERS RD AND DEPOT RD
- [7] Sewage: N/A
- [8] Construction Type: Metal
- [9] Est. Cost of Construction: \$600000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D  
Precinct: 4  
Certification of Elevation Required: No  
Setbacks: Front 25', Rear 30', Side 6', Side 6', Corner '  
Special Conditions: MUST COMPLY WITH HCPD SETBACKS  
RULES AND REGULATIONS  
Description: Permit 4-6244  
Price: \$30.00

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

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

  
Cashier  
  
Date

**ID# 959756**

[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

7/1/22  
Date

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

**WARRANTY DEED WITH VENDOR'S LIEN**

**Date:** June 12, 2020

**Grantor:** The Esperanza Z. Moreno Trust, Dated February 23rd, 2007

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

16840 Pine Ridge Dr  
Granada Hills, CA 91344  
Los Angeles County

**Grantee:** Marvin Ndoko Gobina and wife, Pamela E. Gobina

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

630 Barton Dr  
Edinburg, Texas 78541  
Hidalgo County

**Consideration:** TEN AND NO/100 DOLLARS and other good and valuable consideration and the further consideration of a note of even date, that is in the principal amount of EIGHTY THOUSAND AND NO/100 DOLLARS (\$80,000.00) and is executed by Grantee, payable to the order of Grantor. It is secured by a vendor's lien retained in this deed and by a deed of trust of even date, from Grantee to Jose Luis Flores, Trustee.

**Property (including any improvements):**

Lot Fifteen (15), MORENO SUBDIVISION, PHASE III, an Addition tot he City of McAllen, Hidalgo County, Texas, according to the map or plat thereof recorded under Document No. 2544231, Official Records, Hidalgo County, Texas, reference to which is here made for all purposes.







# PLANNING DEPARTMENT

Rev. 12-21-23

## 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

Precinct 1 2 3 4

**Anthony Uresti**  
Director of Planning

Application No: 4-8189

### 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: Bernardo Villanueva JR

Address: Lot 102 Los Nogales Ph 2  
3833 ALBANIAN ST Edinburg TX 78542

Phone: 956-789-1050

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

Lot 102 Los Nogales Ph 2

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

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

Bernardo Villanueva  
Requesting Party (Signature)

2-14-24  
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:

2/28/24  
Date

[Signature]  
County Official



COUNTY OF HIDALGO  
PLANNING DEPARTMENT

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

Permit No.: Permit 4-8189  
Receipt No.: 033470  
L6306-02-000-0102-00

VILLANUEVA BERNARDO JR  
4728 SASSAFRAS DR  
CROWLEY, TX 76036  
(000) 000-0000  
(000) 000-0000

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 01 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2067Sq.Ft.
- [5] Legal Description: LOS NOGALES PH 2 LOT 102
- [6] Location: kenyon rd and mile 17
- [7] Sewage: City of Edinburg
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$72345
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D  
Precinct: 4  
Certification of Elevation Required: No  
Setbacks: Front 25', Rear 60', Side 6', Side 6', Corner '  
Special Conditions: must comply with all setbacks and regulations required by the hcpd  
Description: Permit 4-8189  
Price: \$30.00

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

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

*melissa.lopez*  
Cashier

2/9/24  
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.

*Bernardo Villanueva*  
Signature of Owner or Applicant

2-09-2024  
Date

4-8189

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

**WARRANTY DEED**

**Date:** December 5, 2023

**Grantor:** EMMANUEL RUIZ and wife, SOFIA VILLANUEVA RUIZ

**Grantor's Mailing Address:** 615 Cowboy Dr.  
Edinburg, Texas 78542  
Hidalgo County

**Grantee:** BERNARDO VILLANUEVA, JR.  
SS# XXX-XX-X 067

**Grantee's Mailing Address:** 4728 Sassafras Dr.  
Crowley, Texas 76036

**Consideration:** TEN AND NO/100 DOLLARS and other good and valuable consideration

**Property (including any improvements):**  
Lot 102, LOS NOGALES SUBDIVISION PHASE II, an addition to the City of Edinburg, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 45, Pages 140 thru 142, Map Records of Hidalgo County, Texas

**Reservations from Conveyance:** None

**Reservations From and Exceptions to Conveyance and Warranty: To the extent they validly exist:**  
SUBJECT TO mineral reservations of record;

SUBJECT TO Oil, Gas and Mineral Leases of record, if any;

SUBJECT TO rules, regulations, rights of way and easements in favor of water district which property is located;

SUBJECT TO all easements and restrictions of record and all visible easements.

Taxes for 2023 and subsequent years which Grantee assumes and agrees to pay.

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

ACKNOWLEDGMENT

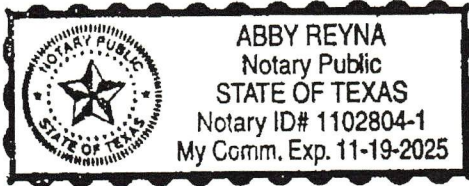
STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the

20<sup>th</sup> day of December

2023, by EMMANUEL RUIZ and wife, SOFIA VILLANUEVA RUIZ.

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



AFTER RECORDING  
PLEASE RETURN TO:  
BERNANRDO VILLANUEVA, JR.  
4728 Sassafras Dr.  
Crowley, Texas 76036

AI-94439

PLANNING DEPT. PCTS 3 WATER SERVICE AVAILABILITY		
	APPLICANT	APPLICATION NO.
1.	FRANCISCO J. GARCIA LOPEZ	3-6295
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
	COMM. COURT: MARCH 5, 2024	



# PLANNING DEPARTMENT

Rev. 12-21-23

## 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

Precinct 1 2 3 4

**Anthony Uresti**  
Director of Planning

Application No: 3-6295

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

Upon the application of:

Approved by Environmental Health:	Temporary Service	Final Service
<u>Francisco J. Garcia Lopez</u>	_____	<u>[Signature]</u>
Inspection/Permit No:	_____	Authorized Signature
Date Approved:	/ /	<u>[Signature]</u>
		<u>2 / 26 / 24</u>

Name: Francisco J. Garcia Lopez

Address: 500 Amarillo Dr  
Sullivan City, TX  
78595

Phone: (956) 437-0120

Water Supplier: Agua SUD

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

Account/ESI No.: 100327894-90409122  
 Temporary Pole  Permanent Service

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

El Pinto Road # 2 PH1 Lot 59

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

and who has submitted to the court an affidavit as required by Local Govt. Code Sec. 232.029 (f), on March 5, 2024, 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.

Sandra Carter 2/28/24 Ricardo F. Lopez 3/5/24  
Planning Department Authorized Signature Hidalgo County Judge Date

ATTEST: [Signature] 3/5/24  
Hidalgo County Clerk Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 3/5/24 [Signature]



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COPY

**SPECIAL WARRANTY DEED**

Date: November 23, 2020

Grantor: **VIVA DESIGNS, LLC, a Texas Limited Liability Company**

Grantor's Mailing Address (including county):

P.O. Box 3052  
Mission, Texas 78573  
Hidalgo County, Texas

Grantee: **Francisco J. Garcia Lopez**

Grantee's Mailing Address (including county):

1586 Cipriano Road  
Rio Grande City, Texas 78582  
Starr County, Texas

Consideration: Ten Dollars and other valuable consideration paid by Grantee to Grantor, the receipt of which is hereby acknowledged.

Property (including any improvements):

**Lot 59, EL PINTO ROAD SUBDIVISION NO. 2, PHASE I, Hidalgo County, Texas, according to the Plat or Map thereof recorded in Volume 29, Page 200, Map Records of Hidalgo County, Texas.**

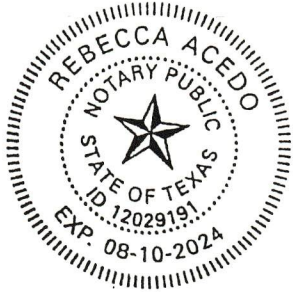
Reservations from and Exceptions to Conveyance and Warranty:

- a. Restrictions filed for record on October 26, 1995, in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 482954.
- b. Right-of-Way Easement granted to Tennessee Gas Transmission Company, a Delaware Corporation, recorded in Volume 847, Page 570, Deed Records of Hidalgo County, Texas.
- c. Easement granted to J.O. Clark, Jr. and A.P. Clark, dba Clark Fuel Producing Company, recorded in Volume 857, Page 285, Deed Records of Hidalgo County, Texas.
- d. Gas line easement, as per map or plat thereof recorded in Volume 29, Page 200, Map Records, Hidalgo County, Texas. (does not affect this Lot)

(Acknowledgment)

State of Texas  
County of Hidalgo

This instrument was acknowledged before me on the 24<sup>th</sup> day of November, 2020, by Vicente Mendoza, Manager of VIVA DESIGNS, LLC, a Texas Limited Liability Company, on behalf of said Texas Limited Liability Company.



  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Law Office of David A. Ewers, P.C.  
323 West Nolana Street  
McAllen, Texas 78504

PREPARED BY:

Law Office of David A. Ewers, P.C.  
323 West Nolana Street  
McAllen, Texas 78504

SPECIAL WARRANTY DEED.wpd



COUNTY OF HIDALGO  
PLANNING DEPARTMENT

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

Permit No.: Permit 3-6295  
Receipt No.: 033672  
E4640-02-000-0059-00

GARCIA LOPEZ FRANCISCO J  
500 AMARILLO DR  
SULLIVAN CITY, TX 78595  
(956) 437-0120  
(956) 437-0120

- [1] Contractor: SELF
- [2] Water System: Agua S.U.D.
- [3] Class of Work: 44 Mobile homes
- [4] Size of Structure: 500Sq.Ft.
- [5] Legal Description: EL PINTO ROAD #2 PH 1 LOT 59
- [6] Location: EL PINTO RD AND EXP 83
- [7] Sewage: N/A
- [8] Construction Type: Metal
- [9] Est. Cost of Construction: \$9000
- [10] Flood Zone: Zone C

Community Panel Number: 4803340275B  
Precinct: 3  
Certification of Elevation Required: No  
Setbacks: Front 25', Rear 30', Side 6', Side 6', Corner '  
Special Conditions: MUST COMPLY WITH HCPD SB'S RULES  
AND REGULATIONS  
Description: Permit 3-6295  
Price: \$30.00

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

Method of Payment: Cash  
Check/M.O.#:  
Payment: \$30.00  
Change Due: \$0.00

Application: sandra.cantu  
Inspector: peter.hernandez  
Receipt: sandra.cantu

*Sandra Cantu* 2/26/24  
Cashier Date

[NOTICE]

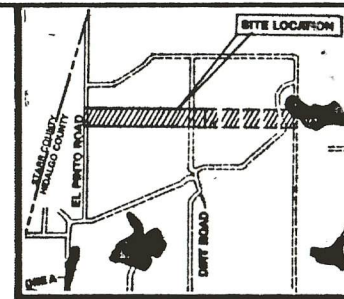
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*Francisco J. Garcia*  
Signature of Owner or Applicant

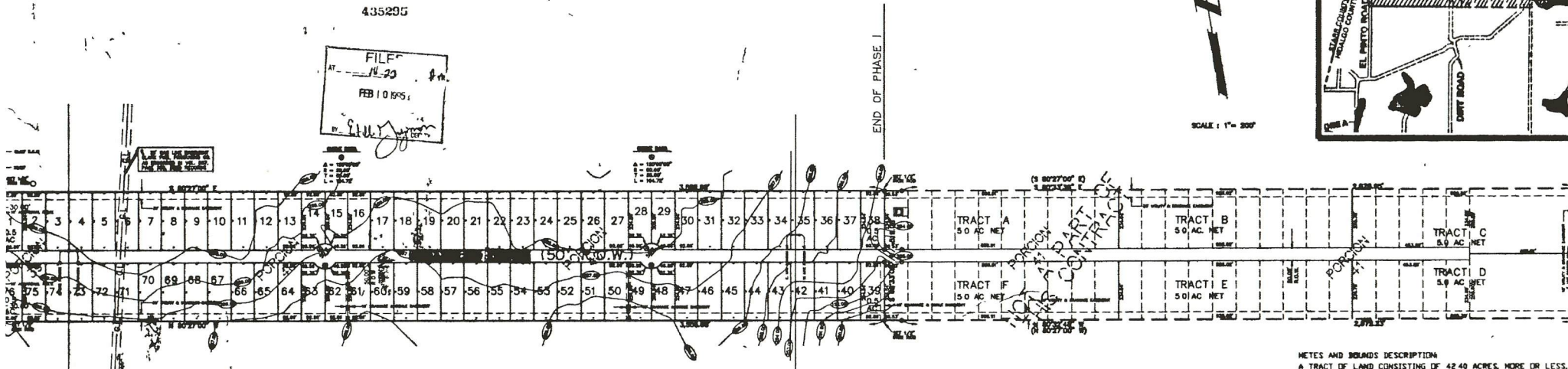
02-26-24  
Date

435295

FILED  
AT  
FEB 10 1995  
BY



SCALE: 1" = 200'



# EL PINTO ROAD SUBDIVISION No. 2 PHASE I

HIDALGO COUNTY, TEXAS.

A TRACT OF LAND CONSISTING OF 42.40 ACRES, MORE OR LESS, OUT OF THAT CERTAIN 75.09 (75.12) GROSS ACRES, MORE OR LESS, CARVED FROM THAT CERTAIN TRACT OF LAND DESCRIBED AS A 34915 ACRE TRACT OUT OF W.L. HART 84915 ACRE TRACT IN TRACT NO. 126 OUT OF PORCIONES 39 AND 40, SHARE 3 OF PORCION 41, OUT OF THE ANCIENT JURISDICTION OF REYNOSA, MEXICO, NOW HIDALGO COUNTY, TEXAS, BEING DESCRIBED BY METES AND BOUNDS IN A CERTAIN DEED FROM ANTONIO DIAZ, ET AL, TO ELEAZAR SALINAS, SAID DEED BEING RECORDED IN VOLUME 1298, PAGE 683, DEED RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED AS EL PINTO ROAD SUBDIVISION No. 2 PHASE I TO HIDALGO COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DELEGATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES OF CONSIDERATION THEREIN EXPRESSED.

*[Signature]*  
OWNER: NORBERTO SALINAS

STATE OF TEXAS  
COUNTY OF HIDALGO

I, DAVID OMAR SALINAS, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

*[Signature]*  
DAVID OMAR SALINAS, P.E.  
REG. PROFESSIONAL ENGINEER #71973



**APPROVED**  
Hidalgo County Health Dept.

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED NORBERTO SALINAS, 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 AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 15<sup>th</sup> DAY OF February, 1995.

*[Signature]*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: Oct. 21, 97



STATE OF TEXAS  
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

*[Signature]*  
RICARDO R. SALINAS, P.L.S.  
REG. PROFESSIONAL LAND SURVEYOR #2900



RICARDO R. SALINAS, P.E., HEREBY CERTIFY THAT THE LA JOYA WATER SUPPLY CORPORATION HAS APPROVED THE POTABLE WATER SUPPLY PLAN FOR EL PINTO ROAD SUBDIVISION NO. 2 PHASE I, HIDALGO COUNTY, TEXAS. THE LA JOYA WATER SUPPLY CORPORATION IS THE HOLDER OF A CERTIFICATE OF PUBLIC CONVENIENCE AND NECESSITY ISSUED BY THE STATE OF TEXAS TO FURNISH POTABLE WATER TO AN AREA IN HIDALGO COUNTY, TEXAS. THAT INCLUDES THIS SUBDIVISION AND IS THEREFORE OBLIGATED TO SERVE THIS SUBDIVISION WITH POTABLE WATER TO THE EXTENT REQUIRED BY THE LAWS OF THE STATE OF TEXAS. THE LA JOYA WATER SUPPLY CORPORATION AGREES THAT IT WILL PROVIDE WATER TO THIS SUBDIVISION AT THE TIME WHEN ALL OF THE INFRASTRUCTURE REQUIREMENTS FOR THE SUBDIVISION ARE MET. WATER METERS ARE IMMEDIATELY AVAILABLE FOR THIS PURPOSE UPON COMPLETION OF ALL WATER FACILITIES SHOWN ON THE PLAT OF THIS SUBDIVISION.

*[Signature]*  
RICARDO R. SALINAS, P.E.  
LA JOYA WATER SUPPLY CORPORATION ENGINEER

CHECKED BY: *[Signature]*  
DATE: 2/12/95

### METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONSISTING OF 42.40 ACRES, MORE OR LESS, OF THAT CERTAIN 75.09 (75.12) GROSS ACRES, MORE OR LESS, CARVED FROM THAT CERTAIN TRACT OF LAND DESCRIBED AS A 34915 ACRE TRACT OF W.L. HART 84915 ACRE TRACT IN TRACT NO. 126 OUT OF PORCIONES 39 AND 40, SHARE 3 OF PORCION 41, OUT OF THE ANCIENT JURISDICTION OF REYNOSA, MEXICO, NOW HIDALGO COUNTY, TEXAS, BEING DESCRIBED BY METES AND BOUNDS IN A CERTAIN DEED FROM ANTONIO DIAZ, ET AL, TO ELEAZAR SALINAS, SAID DEED BEING RECORDED IN VOLUME 1298, PAGE 683, DEED RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS; SAID 42.40 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: COMMENCING AT A COTTON PICKER SPINDLE SET IN THE CENTER OF EL PINTO ROAD FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING THIS HEREIN DESCRIBED TRACT; SAID CORNER BEARS NORTH 09 DEGREES 33 MINUTES EAST, COINCIDENT WITH THE WEST LINE OF SAID TRACT 126 A DISTANCE OF 3160.76 FEET FROM THE SOUTHWEST CORNER OF TRACT 126.

- (1) THENCE, NORTH 09 DEGREES 33 MINUTES EAST, CONTINUING THE WEST LINE OF SAID TRACT 126, A DISTANCE OF 519.08 FEET TO THE CENTER OF COTTON PICKER SPINDLE SET FOR THE NORTHWEST CORNER OF THIS DESCRIBED TRACT;
- (2) THENCE, SOUTH 80 DEGREES 27 MINUTES EAST, A DISTANCE OF 3258.68 FEET TO A 1/2 INCH DIAMETER IRON ROD SET ON THE WEST LINE OF SAID TRACT 126, A DISTANCE OF 3160.76 FEET FROM THE SOUTHWEST CORNER OF TRACT 126;
- (3) THENCE, SOUTH 09 DEGREES 33 MINUTES WEST, A DISTANCE OF 519.08 FEET TO A 1/2 INCH DIAMETER IRON ROD SET ON THE WEST LINE OF SAID TRACT 126, A DISTANCE OF 3160.76 FEET FROM THE SOUTHWEST CORNER OF TRACT 126;
- (4) THENCE, NORTH 80 DEGREES 27 MINUTES WEST, COINCIDENT WITH THE SOUTH LINE OF SAID TRACT 126, A DISTANCE OF 3258.68 FEET TO A 1/2 INCH DIAMETER IRON ROD SET ON THE WEST LINE OF SAID TRACT 126, A DISTANCE OF 3160.76 FEET FROM THE SOUTHWEST CORNER OF TRACT 126.

Recorded in Volume 29, Page 200 of the map records of Hidalgo County, Texas, by David Omar Salinas, Registered Professional Engineer, and Ricardo R. Salinas, Registered Professional Land Surveyor.

## EL PINTO ROAD SUBDIVISION No. 2 PHASE I

PREPARED BY SALINAS & ASSOCIATES, INC. DATE OF PREPARATION: JAN. 24, 1995  
OWNER: NORBERTO SALINAS  
801-B E 9TH, MISSION, TEXAS 78572

**SALINAS & ASSOCIATES,**  
CONSULTING ENGINEERS & SURVEYORS  
1108 BY-CAMPBELL - 24th ST. - MISSION, TEXAS 78572  
(810) 688-8081 (810) 688-3414