



OFFICE OF THE COUNTY JUDGE
County of Hidalgo

RICHARD F. CORTEZ
County Judge

CERTIFICATES OF PLAT APPROVALS – CONSENT AGENDA

COMMISSIONERS COURT AGENDA FOR June 20th, 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 ©
- Certificates of Water Service Availability under Local Government Code Section (c) (2)

| | |
|--|-----------------|
| CERTIFICATES OF PLAT & UTILITY STATUS | <u>1</u> |
| CERTIFICATES OF RESIDENCE CONSTRUCTION | <u>0</u> |
| CERTIFICATES OF WATER SERVICE AVAILABILITY | <u>1</u> |
| TOTAL CERTIFICATES | <u>2</u> |



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: 4-8328

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

Upon the application of:

Name: ANH Construction

Address: 2600 Country Club
Dr. Mission, TX
78572

Phone: (956) 960-4337

| | | |
|--------------------------------------|---|---------------------------------------|
| Approved by Environmental Health: | Temporary Service Authorized Signature | Final Service Authorized Signature |
| Inspection/Permit No: | | <u>55361</u> |
| Date Approved: | <u>/ /</u> | <u>06/15/2024</u> |

Water Supplier: Sharyland Water

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

Account/ESI No.: 1000107620
 Temporary Pole Permanent Service

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

Tex-Mex Survey - NW 1 AC/SS/N15 Lot 5 SEC 235.97
AC Net

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

and who has submitted to the court an affidavit as required by Local Govt. Code Sec. 232.029 (f), on JUNE 20, 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.~~

[Signature]
Planning Department Authorized Signature

Ricardo F. Cruz
Hidalgo County Judge

6/20/24
Date

APPROVED BY
COMMISSIONERS COURT
ON: 6/20/24 BMS.

ATTEST:

[Signature]
Hidalgo County Clerk

JUN 21 2024
Date



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: 4-8328

**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
ANH construction c/o
Adan Hernandez

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

Tex-Mex Survey - NW 1 A&B5/W15 lot 5 SEC 235.97 AC Net."
3104 N. Hoehn Rd.

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

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

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

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

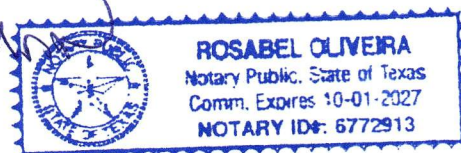
-OR-

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

[Signature] (Signature)

SUBSCRIBED AND SWORN TO before me on June 5, 2024, to certify which, witnesses my hand and seal of office.

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





Chapter 232, Texas Local Government Code

3/27/2024 12:18:37 PM

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 4-8328

Receipt No.: 034222

T2100-00-235-0005-20

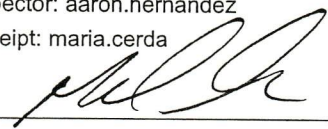
ANH COSNTRUCTION LLC
2600 COUNTRY CLUB DR
MISSION, TX 78572
(956) 960-4337
(956) 960-4337

- [1] Contractor: ANH CONST.
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1855Sq.Ft.
- [5] Legal Description: TEX-MEX SURVEY -NW 1 AC/S5/N15 LOT 5
SEC 235 .97 AC NET
- [6] Location: MONTE CRISTO & HOEHN
- [7] Sewage: N/A
- [8] Construction Type: Block
- [9] Est. Cost of Construction: \$200000
- [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 ALL COUNTY
SETBACKS & REGULATIONS
Description: Permit 4-8328
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Check
Check/M.O.#: 7485
Payment: \$30
Change Due: \$0.00
Application: maria.cerda
Inspector: aaron.hernandez
Receipt: maria.cerda




Cashier

03/27/24
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.



Signature of Owner or Applicant

3-27-24
Date

Capital Title
GF# 20-758984-ED

General Warranty Deed

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

Date: October 11, 2023

Grantor: Antonio Castille, a married man as his sole and separate property

Grantor's Mailing Address: 3514 Gabbie Ln, Edinburg, Texas 78542

Grantee: ANH Construction LLC

Grantee's Mailing Address: 2600 Country Club Dr., Mission, Texas 78572

Consideration: the sum of TEN DOLLARS (\$10.00) cash, and other good and valuable consideration

Property (including any improvements):

A 1.00 acre tract of land out of Lot 5, Section 235, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, Hidalgo County, Texas, as per map thereof recorded in Volume 1 Page 12 of the Map Records of Hidalgo County, Texas; said 1.00 acre tract of land being more particularly described by metes and bounds as follows:

Commencing at a pk nail found at the Northwest corner of said Lot 5, Section 235, thence with the West line of said Lot 5, the centerline of Hoehn Road, South 09°-05' West 330.00 feet to the Northwest corner hereof and PLACE OF BEGINNING;

Thence with the South line of Carilu Cantu's Tract as described in Document No. 1696117 Official Records, Irene Cantu's Tract as described in Volume 1787 Page 474 Official Records, Alfonso Cantu's Tract as described in Volume 1015 Page 972 Deed Records, South 80°-42' East, at 30.00 feet set an "X" out on top of concrete block fence at the East Right of Way of said Hoehn Road, at 580.00 feet in all (Deed: 580.80 feet) to a one-half (A) inch diameter iron rod found for the Northeast corner hereof;

Thence with the West line of Herman Diaz's Tract as described in Document No. 2458194 Official Records, South 08°-56'-07" West (Deed: South 09°-05' West) 75.00 feet to a five-eighths (5/8) inch diameter iron rod found for the Southeast corner hereof;

Thence with the North line of Jesus Zapata's Tract as described in Document No. 422832 Official Records, Pablo Zapata's Tract as described in Document No. 1017385 Official Records, and Melanie Sanchez's Tract as described in Document No. 3302571 Official Records, North 80°-42' West, at 550.20 feet found a one-half (A) inch diameter iron rod at the East Right of Way of said Hoehn Road, at 580.20 feet in all (Deed: 580.80 feet) to the Southwest corner hereof;

Thence with the West line of said Lot 5, the centerline of said Hoehn Road, North 09°-05' East 75.00 feet to the PLACE OF BEGINNING, containing One (1.00) acre, more or less;

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to all restrictions, encumbrances, easements, covenants, and conditions relating to the Property filed for record in Hidalgo County, Texas.

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 Grantor and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

EXECUTED this 11th day of October, 2023.

Antonio Castillo
Antonio Castillo

THE STATE OF Texas §
COUNTY OF Dallas §

11th Before me, a Notary Public, the foregoing instrument was acknowledged on day of October, 2023 by Antonio Castillo who personally appeared before me, and who is known to me through Valerie FO to be the person(s) who executed it for the purposes and consideration expressed therein, and in the capacity stated.



Berta Vidalis
NOTARY PUBLIC, STATE OF Texas

AFTER RECORDING, RETURN TO:

PREPARED IN THE LAW OFFICE OF
Shaddock & Associates, P. C.
2400 N. Dallas Parkway, Ste. 560
Plano, Texas 75093

WARRANTY DEED WITH VENDOR'S LIEN

10/5/82

THE STATE OF TEXAS : 31167
COUNTY OF HIDALGO : KNOW ALL MEN BY THESE PRESENTS: 1798 PAGE 869

That we, SEVERO REYNA and ANGELITA REYNA, husband and wife, of the County of Hidalgo, State of Texas, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable consideration to us paid, and secured to be paid by JOSEPH LINCOLN WHITE and GLORIA WHITE, as follows:

FIRST: The sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration to us cash in hand paid, the receipt and sufficiency of which is hereby acknowledged.

SECOND: The execution and delivery by the Grantees herein of their one certain promissory note of even date herewith in the principal sum of Four Thousand and No/100 (\$4,000.00) Dollars, payable to the order of Severo Reyna and Angelita Reyna in Edinburg, Hidalgo County, Texas, bearing no interest from date, principal being due and payable in monthly installments of One Hundred and No/100 (\$100.00) Dollars each, beginning the 15th day of September, A. D. 1982 and continuing regularly thereafter until the whole of said sum has been duly paid, said note being further secured by Deed of Trust with Power of Sale to Ronald Case, Trustee.

have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto the said JOSEPH LINCOLN WHITE and GLORIA WHITE, husband and wife, whose address is Route 4, Box 405, Edinburg, Texas 78539, of the County of Hidalgo, State of Texas all that certain tract or parcel of land lying and being situated in Hidalgo County, Texas, described as follows:

A tract of land containing one-acre (1), more or less, being a rectangular tract whose North and South boundary lines are 580.8 feet and East and West boundary lines are 75 feet and is located on the Northwest corner of the North 5 acres of the South 30 acres of Lot 5, Section 235, Texas-Mexican Railway Company's Subdivision, Hidalgo County, Texas; SAVE AND EXCEPT all of the oil, gas and other minerals in and under said land. Said land being described by metes and bounds as follows, to-wit:

BEGINNING at a point on the West boundary line of said Lot 5, Section 235 of the Texas-Mexican Railway Company's Survey of lands in Hidalgo County, Texas, which said point is 330 feet South of the Northwest corner of said Lot 5 for the point of beginning hereof; THENCE South along the West boundary line a distance of 75 feet to a point for the Southwest corner; THENCE, East parallel to the North boundary line a distance of 580.8 feet to a point for the Southeast corner hereof; THENCE North parallel to the West boundary line a distance of 75 feet to a point for the

Northeast corner hereof; THENCE West parallel to the North boundary line a distance of 580.8 feet to a point in the West boundary line and the point of beginning hereof and containing one (1) acre of land, more or less.

This conveyance is made SUBJECT TO the following:

1. 20 foot road easement along West side of property, per plat.
2. Easements, rules, regulations, rights and liens in favor of Hidalgo County, Irrigation District No. One (1), and all visible easements.
3. Reservation of 3/4ths mineral as reserved in Deed dated February 29, 1952, recorded in Volume 754, page 206, Deed Records, Hidalgo County, Texas.
4. Oil and Gas Lease dated February 11, 1955 from Vance D. Hoffmaster, et al to Sun Oil Company, recorded in Volume 166, page 370, Oil & Gas Records, Hidalgo County, Texas.
5. Taxes for the year 1982, and subsequent years.

TO HAVE AND TO HOLD the above described premises, together with all and singular, the rights and appurtenances thereto in anywise belonging unto the said JOSEPH LINCOLN WHITE and GLORIA WHITE, their heirs and assigns forever, and we do hereby bind ourselves, our heirs, executors and administrators, to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said JOSEPH LINCOLN WHITE and GLORIA WHITE, their heirs and assigns against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

But it is expressly agreed and stipulated that the Vendor's Lien is retained against the above described property, premises and improvements, until the above described note and all interest thereon are fully paid according to its face and tenor, effect and reading, when this deed shall become absolute.

WITNESS OUR HANDS at Edinburg, Texas, on this the 17th day of August, A. D. 1982.


SEVERO REYNA


ANGELITITA REYNA

THE STATE OF TEXAS :
COUNTY OF HIDALGO. :

VOL. 1798 PAGE 871

BEFORE ME, the undersigned authority, a Notary Public in and for Hidalgo County, Texas, on this day personally appeared SEVERO REYNA and ANGELITA REYNA, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the 27th day of August, A. D. 1982.

Francisca Armiño
Notary Public, Hidalgo County,
T E X A S

FRANCISCA ARMIÑO
Notary Public, in and for Hidalgo County
My Commission Expires 6-5-84

VOL. 1798 PAGE 872

31167

WARRANTY DEED WITH
VENDOR'S LIEN

SEVERO REYNA ET UX

TO

JOSEPH LINCOLN WHITE ET UX

SANTOS SALDANA
COUNTY CLERK
HIDALGO COUNTY, TEXAS

AUG 31 PM 3-06

FILED FOR RECORD

One
The State of Texas, County Clerk
Edinburg, Texas 78539

Return
B. R. STEWART
P. O. BOX 330
EDINBURG, TEXAS 78539

Deed Record 1798 Page 872



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: 4-8545

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: Jesus Robles

Address: 3117 Horizon Trail
Edinburg, TX 78542

Water Supplier: City of Edinburg

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

Phone: (956) 454-4720

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

regarding the land described as:
Sendero Trails, Ph. 2, Lot 53

on June 20, 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 3/22/24);
- 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;
- 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

Richard F. Carter
Hidalgo County Judge
6/20/24
Date

APPROVED BY
COMMISSIONERS COURT
ON: 6/20/24 BMS

ATTEST: [Signature]
Hidalgo County Clerk
JUN 21 2024
Date



PLANNING DEPARTMENT

County of Hidalgo

Rev. 12-21-23

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

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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: 4-8545

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: Jesus Robles

Address: 3117 Horizon Trail
Edinburg Tx 78542

Phone: (956) 454-4720

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

ph-2
Sendero Trails, Lot 53, 3117 Horizon Trail

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)

6-7-24
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

6/12/24
Date

[Signature]
County Official



Chapter 232, Texas Local Government Code

6/7/2024 1:31:16 PM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

Permit No.: Permit 4-8545

Receipt No.: 035391

S2462-02-000-0053-00

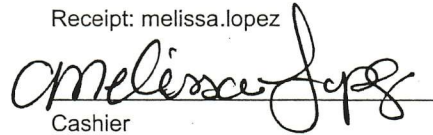
| | | |
|--|---|--|
| Main Office | Precinct No. 1 Substation | Precinct No. 3 Substation |
| 2818 S Business Hwy 281 Edinburg, Texas 78539 | 1900 Joe Stephens Ave. Ste. A Weslaco, Texas 78596 | 2401 N. Moorefield Rd. Mission, Texas 78572 |
| Ph: 956-318-2840 | Ph: 956-968-4734 | Ph: 956-205-7045 |
|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

- ROBLES JESUS & NILSA N. ROBLES
- 2311 GREGG DR
- EDINBURG, TX 78542
- (956) 454-4720
- (956) 454-4720
- [1] Contractor: SELF
- [2] Water System: City of Edinburg
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 5804Sq.Ft.
- [5] Legal Description: SENDERO TRAILS PH 2 LOT 53
- [6] Location: FM 490 & EXPRESSWAY 281
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$350000
- [10] Flood Zone: Zone C

Community Panel Number: 4803340225B
 Precinct: 4
 Certification of Elevation Required: No
 Setbacks: Front 150', Rear 50', Side 50', Side 50', Corner '
 Special Conditions: MUST COMPLY WITH ALL SETBACKS AND
 REGULATIONS REQUIRED BY THE HCPD
 Description: Permit 4-8545
 Price: \$30.00

Total Amount.....\$30.00


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


 Cashier

6/7/24
 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.


 Signature of Owner or Applicant

6-7-24
 Date

CHARGE RECORDING TO
VALLEY LAND TITLE CO
ALFGR# 169327

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 2, 2020

Grantor: **ISAIAS FONSECA and spouse, BLANCA ROSA FONSECA**

3112 Lasso Trail, Edinburg, Hidalgo County, Texas 78542

Grantee: **JESUS ROBLES and spouse, NILSA N. ROBLES**

2311 Gregg Dr., Edinburg, Hidalgo County, Texas 78542

Consideration: Ten Dollars and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged and the further consideration of a note of even date that is in the principal amount of One Hundred Twenty Thousand and 00/100 Dollars (\$120,000.00) and is executed by Grantee, payable to the order of Grantor. The note is secured by a vendor's lien retained in favor of Grantor in this Deed and by a Deed of Trust of even date executed by JESUS ROBLES and NILSA N. ROBLES to Robert Alvarado, Trustee.

Property (including any improvements):

All of Lot 53, SENDERO TRAILS SUBDIVISION PHASE II, Hidalgo County, Texas, according to the map recorded in Volume 50, Page 50, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from Conveyance and Exceptions to Conveyance and Warranty:

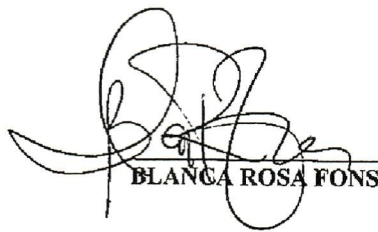
Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property; rights of adjoining owners in all walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; all rights obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of the water and irrigation district; taxes for the current year, the payment of which Grantee assumes; and subsequent assessments for the current and subsequent years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the consideration and subject to the reservations from, and exceptions to conveyance and warranty, grants, sells, transfers 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.

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.

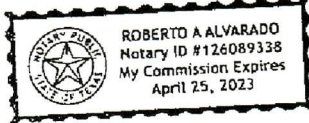

ISAIAS FONSECA

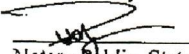

BLANCA ROSA FONSECA

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 2d day of September, 2020, by ISAIAS FONSECA.

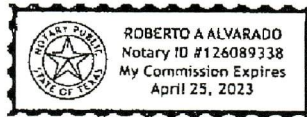


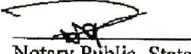

Notary Public, State of Texas

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 2d day of September, 2020, by BLANCA ROSA FONSECA.




Notary Public, State of Texas

AFTER RECORDING RETURN TO:
JESUS ROBLES
NILSA N. ROBLES
2311 Gregg Dr.
Edinburg, Texas 78542

PREPARED BY:
The Alvarado Law Firm, PC
1601 W. Trenton Rd., Ste. A
Edinburg, Texas 78539
File/GF: 169397