



OFFICE OF THE COUNTY JUDGE  
County of Hidalgo

RICHARD F. CORTEZ  
County Judge

**CERTIFICATES OF PLAT APPROVALS – CONSENT AGENDA**

**COMMISSIONERS COURT AGENDA FOR July 9th, 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>2</u>        |
| CERTIFICATES OF RESIDENCE CONSTRUCTION     | <u>0</u>        |
| CERTIFICATES OF WATER SERVICE AVAILABILITY | <u>0</u>        |
| <b>TOTAL CERTIFICATES</b>                  | <b><u>2</u></b> |

AI-95900

| PLANNING DEPT. PCT 3 CERTIFICATE OF PLAT & UTILITY STATUS |                           |                 |
|---|---------------------------|-----------------|
|   | APPLICANT                 | APPLICATION NO. |
| 1.  | OVIDIO ROJAS              | 3-5124          |
| 2.  |                           |                 |
| 3.  |                           |                 |
| 4.  |                           |                 |
| 5.  |                           |                 |
| 6.  |                           |                 |
| 7.  |                           |                 |
|   |                           |                 |
|   | COMM. COURT: JULY 9, 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: 3-5124

### 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<br>Environmental Health: | Temporary Service            | Final Service                         |
| Name: <u>Ovidio Rojas</u>            | Authorized Signature         | <u>Rudy R</u><br>Authorized Signature |
| Inspection/Permit No:                | Date Approved: <u>7/1/24</u> | <u>Stu R</u>                          |

Address: 7814 Dusty Trails  
Low Palmview Ex  
78572

Water Supplier: MUD

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

Phone: (956) 458 4473

Account/ESI No.: 100 32789463110192  
 Temporary Pole  Permanent Service

regarding the land described as:

Silverado West Lot 88

on July 9, 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 2/22/1980);
- Yes A plat has been reviewed and approved by the Commissioners Court; (verified by Joy Carter);
- 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 Rudy R);
- Yes an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by 6-25-24);
- NO individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by Rudy R);
- Yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by 6-25-24);

Joy Carter  
Planning Department Authorized Signature

Richard F Carter  
Hidalgo County Judge  
Date 7/9/24

APPROVED BY  
COMMISSIONERS COURT  
ON: 7/9/24

ATTEST: Anton Brayards Jr.  
Hidalgo County Clerk  
Date 7/16/24



# PLANNING DEPARTMENT

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Precinct 1 2 3 4

**Anthony Uresti**  
Director of Planning

Application No: 3-5124

### 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: Ovidio Rojas  
Address: 7814 Dusty Trails  
CN Mission Tx 78572  
Phone: (956) 458-4473

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

Silverado West Lot 80

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

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

Ovidio Rojas  
Requesting Party (Signature)

6-25-24  
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:

6/25/2024  
Date

[Signature]  
County Official

**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 Gift Deed**

**Date:** August 27, 2021

**Grantor:** Arturo Rojas

**Grantor's Mailing Address:**

Arturo Rojas  
1709 Ramona Blvd.  
Palmview, TX 78572-2367

**Grantee(s)** Ovidio Rojas

**Grantee(s) Mailing Address:**

Ovidio Rojas  
1709 Ramona Blvd.  
Palmview, TX 78572-2367

**Consideration:**

Love of, and affection for, Grantee(s).

**Property (including any improvements):**

All of **SILVERADO WEST, LOT 88 in the City of Mission, Hidalgo County, Texas according to the map or plat thereof, recorded in VOL 26 PG 90** on file and of record in the Map Records of Hidalgo County Texas.

**Reservations from Conveyance:**

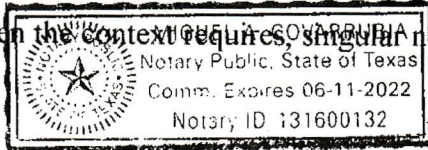
NONE

**Exceptions to Conveyance and Warranty:**

Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2021 and previous years, which Grantee assumes and agrees to pay, but not subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantor assumes.

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

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



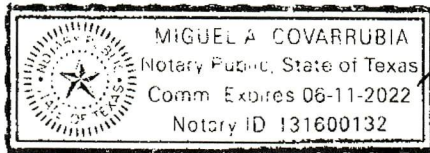
*Arturo Rojas*

Arturo Rojas

This instrument was acknowledged before me on August 27, 2021 by Arturo Rojas.

STATE OF TEXAS )

COUNTY OF HIDALGO )



*Miguel A. Covarrubia*

Miguel A. Covarrubia  
Notary Public, State of Texas

My commission expires: June 11, 2022



Chapter 232, Texas Local Government Code  
**COUNTY OF HIDALGO**  
**PLANNING DEPARTMENT**

1/9/2023 12:55:28 PM

Permit No.: Permit 3-5124

Receipt No.: 027438

S3567-00-000-0088-00

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

ROJAS OVIDIO  
 1709 RAMONA BLVD  
 PALMVIEW, TX 78572  
 (956) 458-4473  
 (956) 458-4473

- [1] Contractor: SELF
- [2] Water System: M.U.D.
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 3840Sq.Ft.
- [5] Legal Description: SILVERADO WEST LOT 88
- [6] Location: WESTERN RD AND EXP 83
- [7] Sewage: M.U.D.
- [8] Construction Type: Block
- [9] Est. Cost of Construction: \$40000
- [10] Flood Zone: Zone C

Community Panel Number: 4803340400C  
 Precinct: 3  
 Certification of Elevation Required: No  
 Setbacks: Front 6', Rear 20', Side 6', Side 6', Corner '  
 Special Conditions: MUST COMPLY WITH HCPD SETBACKS  
 RULES AND REGULATIONS 20  
 Description: Permit 3-5124  
 Price: \$30.00

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

Method of Payment: Cash  
 Check/M.O.#:  
 Payment: \$40.00  
 Change Due: \$10.00  
 Application: sandra.cantu  
 Inspector: peter.hernandez  
 Receipt: sandra.cantu

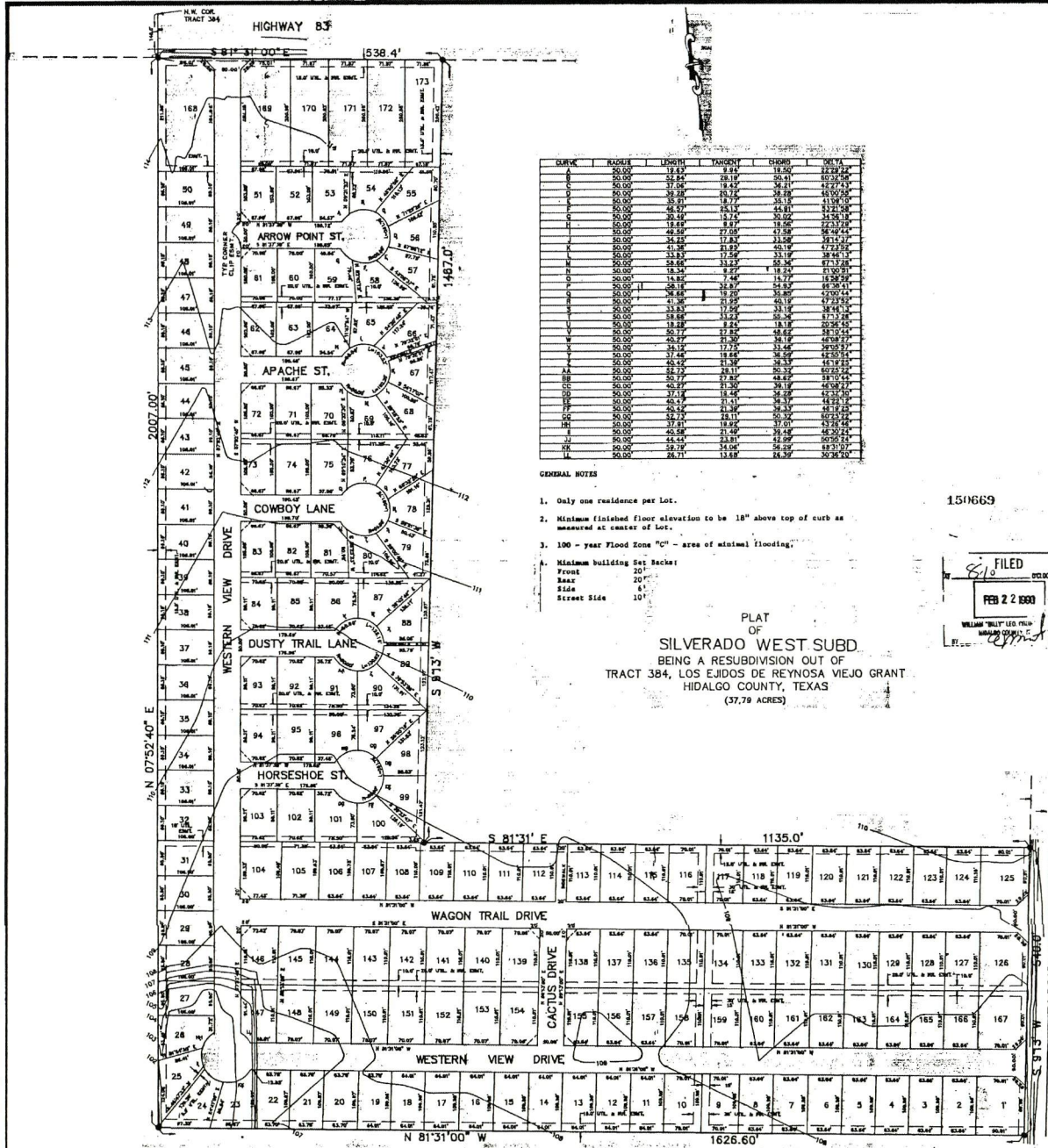
*Sandra Cantu* 1/9/23  
 \_\_\_\_\_  
 Cashier Date

**[NOTICE]**

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

*X Ovidio Rojas*  
 \_\_\_\_\_  
 Signature of Owner or Applicant

*1-9-23*  
 \_\_\_\_\_  
 Date



| CURVE | RADIUS | LENGTH   | TANGENT  | CHORD    | DELTA     |
|-------|--------|----------|----------|----------|-----------|
| A     | 50.00  | 19.63    | 9.81     | 19.60    | 22.92     |
| B     | 50.00  | 24.84    | 12.42    | 24.81    | 29.25     |
| C     | 50.00  | 37.06    | 18.53    | 37.03    | 42.73     |
| D     | 50.00  | 49.28    | 24.64    | 49.24    | 59.50     |
| E     | 50.00  | 55.91    | 27.95    | 55.89    | 65.88     |
| F     | 50.00  | 66.91    | 33.45    | 66.87    | 79.78     |
| G     | 50.00  | 80.48    | 40.24    | 80.42    | 94.58     |
| H     | 50.00  | 96.61    | 48.30    | 96.54    | 112.80    |
| I     | 50.00  | 115.28   | 57.64    | 115.16   | 134.00    |
| J     | 50.00  | 136.59   | 68.29    | 136.44   | 158.80    |
| K     | 50.00  | 160.54   | 80.27    | 160.36   | 187.60    |
| L     | 50.00  | 187.13   | 93.56    | 186.91   | 220.00    |
| M     | 50.00  | 216.36   | 108.18   | 216.09   | 256.40    |
| N     | 50.00  | 248.13   | 124.06   | 247.82   | 296.40    |
| O     | 50.00  | 282.44   | 141.22   | 281.99   | 340.40    |
| P     | 50.00  | 319.29   | 159.64   | 318.71   | 388.80    |
| Q     | 50.00  | 358.68   | 179.32   | 357.99   | 441.20    |
| R     | 50.00  | 400.61   | 199.26   | 399.89   | 498.00    |
| S     | 50.00  | 445.09   | 220.47   | 444.54   | 559.60    |
| T     | 50.00  | 492.12   | 242.96   | 491.54   | 626.40    |
| U     | 50.00  | 541.71   | 266.73   | 540.99   | 698.00    |
| V     | 50.00  | 593.86   | 291.88   | 592.99   | 774.80    |
| W     | 50.00  | 648.57   | 318.41   | 647.54   | 856.40    |
| X     | 50.00  | 705.84   | 346.32   | 704.67   | 942.40    |
| Y     | 50.00  | 765.67   | 375.53   | 764.36   | 1033.20   |
| Z     | 50.00  | 828.06   | 406.04   | 826.61   | 1129.40   |
| AA    | 50.00  | 893.01   | 437.85   | 891.42   | 1231.60   |
| AB    | 50.00  | 960.52   | 470.96   | 958.80   | 1340.40   |
| AC    | 50.00  | 1030.60  | 505.37   | 1026.04  | 1456.40   |
| AD    | 50.00  | 1103.25  | 541.08   | 1093.14  | 1579.20   |
| AE    | 50.00  | 1178.48  | 578.09   | 1162.09  | 1709.40   |
| AF    | 50.00  | 1256.30  | 616.40   | 1232.80  | 1847.60   |
| AG    | 50.00  | 1336.71  | 656.01   | 1305.31  | 1993.60   |
| AH    | 50.00  | 1419.72  | 696.92   | 1379.52  | 2148.00   |
| AI    | 50.00  | 1505.33  | 739.13   | 1455.43  | 2311.60   |
| AJ    | 50.00  | 1593.54  | 782.64   | 1532.94  | 2484.00   |
| AK    | 50.00  | 1684.35  | 827.45   | 1612.15  | 2665.60   |
| AL    | 50.00  | 1777.76  | 873.56   | 1693.06  | 2856.80   |
| AM    | 50.00  | 1873.77  | 920.97   | 1775.67  | 3057.20   |
| AN    | 50.00  | 1972.38  | 969.68   | 1860.08  | 3267.40   |
| AO    | 50.00  | 2073.69  | 1019.69  | 1946.29  | 3487.20   |
| AP    | 50.00  | 2177.70  | 1070.90  | 2034.30  | 3717.20   |
| AQ    | 50.00  | 2284.41  | 1123.31  | 2124.11  | 3957.20   |
| AR    | 50.00  | 2393.82  | 1176.92  | 2215.72  | 4207.20   |
| AS    | 50.00  | 2505.93  | 1231.73  | 2309.13  | 4467.20   |
| AT    | 50.00  | 2620.74  | 1287.74  | 2404.34  | 4737.20   |
| AU    | 50.00  | 2738.25  | 1344.95  | 2501.35  | 5017.20   |
| AV    | 50.00  | 2858.46  | 1403.36  | 2599.16  | 5307.20   |
| AW    | 50.00  | 2981.27  | 1462.97  | 2698.77  | 5607.20   |
| AX    | 50.00  | 3106.68  | 1523.78  | 2799.18  | 5917.20   |
| AY    | 50.00  | 3234.69  | 1585.79  | 2900.39  | 6237.20   |
| AZ    | 50.00  | 3365.30  | 1648.90  | 3003.40  | 6567.20   |
| BA    | 50.00  | 3508.51  | 1713.11  | 3108.21  | 6907.20   |
| BB    | 50.00  | 3654.32  | 1778.42  | 3214.82  | 7257.20   |
| BC    | 50.00  | 3802.73  | 1844.83  | 3323.23  | 7617.20   |
| BD    | 50.00  | 3953.74  | 1912.34  | 3433.34  | 8087.20   |
| BE    | 50.00  | 4107.35  | 1980.95  | 3545.15  | 8567.20   |
| BF    | 50.00  | 4263.56  | 2050.66  | 3658.56  | 9057.20   |
| BG    | 50.00  | 4422.37  | 2121.47  | 3773.57  | 9557.20   |
| BH    | 50.00  | 4583.78  | 2193.38  | 3890.18  | 10067.20  |
| BI    | 50.00  | 4747.79  | 2266.39  | 4008.39  | 10587.20  |
| BJ    | 50.00  | 4914.40  | 2340.50  | 4128.20  | 11117.20  |
| BK    | 50.00  | 5083.61  | 2415.71  | 4249.61  | 11657.20  |
| BL    | 50.00  | 5255.42  | 2492.02  | 4372.62  | 12207.20  |
| BM    | 50.00  | 5429.83  | 2569.43  | 4497.23  | 12767.20  |
| BN    | 50.00  | 5606.84  | 2647.94  | 4623.44  | 13337.20  |
| BO    | 50.00  | 5786.45  | 2727.55  | 4751.25  | 13917.20  |
| BP    | 50.00  | 5968.66  | 2808.26  | 4880.66  | 14507.20  |
| BQ    | 50.00  | 6153.47  | 2889.97  | 5011.67  | 15107.20  |
| BR    | 50.00  | 6340.88  | 2972.68  | 5144.28  | 15717.20  |
| BS    | 50.00  | 6530.89  | 3056.39  | 5278.49  | 16337.20  |
| BT    | 50.00  | 6723.50  | 3141.10  | 5414.30  | 16967.20  |
| BU    | 50.00  | 6918.71  | 3226.81  | 5551.71  | 17607.20  |
| BV    | 50.00  | 7116.52  | 3313.52  | 5690.72  | 18257.20  |
| BW    | 50.00  | 7316.93  | 3401.23  | 5831.33  | 18917.20  |
| BX    | 50.00  | 7519.94  | 3489.94  | 5973.54  | 19587.20  |
| BY    | 50.00  | 7724.55  | 3579.65  | 6117.35  | 20267.20  |
| BZ    | 50.00  | 7930.76  | 3670.36  | 6262.76  | 20957.20  |
| CA    | 50.00  | 8138.57  | 3762.07  | 6409.77  | 21657.20  |
| CB    | 50.00  | 8347.98  | 3854.78  | 6558.38  | 22367.20  |
| CC    | 50.00  | 8558.99  | 3948.49  | 6708.59  | 23087.20  |
| CD    | 50.00  | 8771.60  | 4043.20  | 6860.40  | 23817.20  |
| CE    | 50.00  | 8985.81  | 4138.91  | 7013.81  | 24557.20  |
| CF    | 50.00  | 9201.62  | 4235.62  | 7168.82  | 25307.20  |
| CG    | 50.00  | 9419.03  | 4333.33  | 7325.43  | 26067.20  |
| CH    | 50.00  | 9638.04  | 4432.04  | 7483.64  | 26837.20  |
| CI    | 50.00  | 9858.65  | 4531.75  | 7643.45  | 27617.20  |
| CJ    | 50.00  | 10080.86 | 4632.46  | 7804.86  | 28407.20  |
| CK    | 50.00  | 10304.67 | 4734.17  | 7967.87  | 29207.20  |
| CL    | 50.00  | 10530.08 | 4836.88  | 8132.48  | 30017.20  |
| CM    | 50.00  | 10757.09 | 4940.59  | 8298.69  | 30837.20  |
| CN    | 50.00  | 10985.70 | 5045.30  | 8466.50  | 31667.20  |
| CO    | 50.00  | 11215.91 | 5151.01  | 8635.91  | 32507.20  |
| CP    | 50.00  | 11447.72 | 5257.72  | 8806.92  | 33357.20  |
| CQ    | 50.00  | 11681.13 | 5365.43  | 8979.53  | 34217.20  |
| CR    | 50.00  | 11916.14 | 5474.14  | 9153.74  | 35087.20  |
| CS    | 50.00  | 12152.75 | 5583.85  | 9329.55  | 35967.20  |
| CT    | 50.00  | 12390.96 | 5694.56  | 9506.96  | 36857.20  |
| CU    | 50.00  | 12630.77 | 5806.27  | 9685.97  | 37757.20  |
| CV    | 50.00  | 12872.18 | 5918.98  | 9866.58  | 38667.20  |
| CW    | 50.00  | 13115.19 | 6032.69  | 10048.79 | 39587.20  |
| CX    | 50.00  | 13359.80 | 6147.40  | 10232.60 | 40517.20  |
| CY    | 50.00  | 13606.01 | 6263.11  | 10418.01 | 41457.20  |
| CZ    | 50.00  | 13853.82 | 6379.82  | 10605.02 | 42407.20  |
| DA    | 50.00  | 14103.23 | 6497.53  | 10793.63 | 43367.20  |
| DB    | 50.00  | 14354.24 | 6616.24  | 10983.84 | 44337.20  |
| DC    | 50.00  | 14606.85 | 6735.95  | 11175.65 | 45317.20  |
| DD    | 50.00  | 14861.06 | 6856.66  | 11369.06 | 46307.20  |
| DE    | 50.00  | 15116.87 | 6978.37  | 11564.07 | 47307.20  |
| DF    | 50.00  | 15374.28 | 7101.08  | 11760.68 | 48317.20  |
| DF    | 50.00  | 15633.29 | 7224.79  | 11958.89 | 49337.20  |
| DG    | 50.00  | 15893.80 | 7349.50  | 12158.70 | 50367.20  |
| DH    | 50.00  | 16155.81 | 7475.21  | 12359.11 | 51407.20  |
| DI    | 50.00  | 16419.32 | 7601.92  | 12560.12 | 52457.20  |
| DJ    | 50.00  | 16684.33 | 7729.63  | 12762.73 | 53517.20  |
| DK    | 50.00  | 16950.84 | 7858.34  | 12966.94 | 54587.20  |
| DL    | 50.00  | 17218.85 | 7988.05  | 13172.75 | 55667.20  |
| DM    | 50.00  | 17488.36 | 8118.76  | 13379.16 | 56757.20  |
| DN    | 50.00  | 17759.37 | 8250.47  | 13586.17 | 57857.20  |
| DO    | 50.00  | 18031.88 | 8383.18  | 13793.78 | 58967.20  |
| DP    | 50.00  | 18305.89 | 8516.89  | 14002.99 | 60087.20  |
| DQ    | 50.00  | 18581.40 | 8651.60  | 14213.80 | 61217.20  |
| DR    | 50.00  | 18858.41 | 8787.31  | 14425.21 | 62357.20  |
| DS    | 50.00  | 19136.92 | 8924.02  | 14637.22 | 63507.20  |
| DT    | 50.00  | 19416.93 | 9061.73  | 14850.83 | 64667.20  |
| DU    | 50.00  | 19698.44 | 9200.44  | 15065.04 | 65837.20  |
| DV    | 50.00  | 19981.45 | 9340.15  | 15280.85 | 67017.20  |
| DW    | 50.00  | 20265.96 | 9480.86  | 15497.26 | 68207.20  |
| DX    | 50.00  | 20551.97 | 9622.57  | 15714.27 | 69407.20  |
| DY    | 50.00  | 20839.48 | 9765.28  | 15931.88 | 70617.20  |
| DZ    | 50.00  | 21128.49 | 9908.99  | 16150.09 | 71837.20  |
| EA    | 50.00  | 21418.90 | 10053.70 | 16368.90 | 73067.20  |
| EB    | 50.00  | 21710.81 | 10199.41 | 16588.31 | 74307.20  |
| EC    | 50.00  | 22004.22 | 10346.12 | 16808.32 | 75557.20  |
| ED    | 50.00  | 22300.13 | 10493.83 | 17028.93 | 76817.20  |
| EE    | 50.00  | 22597.54 | 10642.54 | 17250.14 | 78087.20  |
| EF    | 50.00  | 22896.45 | 10792.25 | 17471.95 | 79367.20  |
| EG    | 50.00  | 23196.86 | 10942.96 | 17694.36 | 80657.20  |
| EH    | 50.00  | 23498.77 | 11094.67 | 17917.37 | 81957.20  |
| EI    | 50.00  | 23802.18 | 11247.38 | 18140.98 | 83267.20  |
| EJ    | 50.00  | 24107.09 | 11401.09 | 18365.19 | 84587.20  |
| EK    | 50.00  | 24413.50 | 11555.80 | 18589.90 | 85917.20  |
| EL    | 50.00  | 24721.41 | 11711.51 | 18815.21 | 87257.20  |
| EM    | 50.00  | 25030.82 | 11868.22 | 19041.12 | 88607.20  |
| EN    | 50.00  | 25341.83 | 12025.93 | 19267.63 | 89967.20  |
| EO    | 50.00  | 25654.44 | 12184.64 | 19494.84 | 91337.20  |
| EP    | 50.00  | 25968.65 | 12344.35 | 19722.65 | 92717.20  |
| EQ    | 50.00  | 26284.46 | 12505.06 | 19951.06 | 94107.20  |
| ER    | 50.00  | 26601.87 | 12666.77 | 20180.07 | 95507.20  |
| ES    | 50.00  | 26920.88 | 12829.48 | 20409.68 | 96917.20  |
| ET    | 50.00  | 27241.49 | 12993.19 | 20640.89 | 98337.20  |
| EU    | 50.00  | 27563.70 | 13157.90 | 20872.70 | 99767.20  |
| EV    | 50.00  | 27887.51 | 13323.61 | 21105.11 | 101207.20 |
| EW    | 50.00  | 28212.92 | 13490.32 | 21338.12 | 102657.20 |
| EX    | 50.00  | 28539.93 | 13658.03 | 21571.73 | 104117.20 |
| EY    | 50.00  | 28868.54 | 13826.74 | 21805.94 | 105587.20 |
| EZ    | 50.00  | 29198.75 | 13996.45 | 22040.75 | 107067.20 |
| FA    | 50.00  | 29530.56 | 14167.16 | 22276.16 | 108557.20 |
| FB    | 50.00  | 29863.97 | 14338.87 | 22512.17 | 110057.20 |
| FC    | 50.00  | 30198.98 | 14511.58 | 22748.78 | 111567.20 |
| FD    | 50.00  | 30535.59 | 14685.29 | 22985.99 | 113087.20 |
| FE    | 50.00  | 30873.80 | 14859.90 | 23223.80 | 114617.20 |
| FF    | 50.00  | 31213.61 | 15035.51 | 23462.21 | 116157.20 |
| FG    | 50.00  | 31555.02 | 15212.12 | 23701.22 | 117707.20 |
| FG    | 50.00  | 31898.03 | 15389.73 | 23940.83 | 119267.20 |
| FH    | 50.00  | 32242.64 | 15568.34 | 24181.04 | 120837.20 |
| FI    | 50.00  | 32588.85 | 15747.95 | 24421.85 | 122417.20 |
| FJ    | 50.00  | 32936.66 | 15928.56 | 24663.26 | 123997.20 |
| FK    | 50.00  | 33286.07 | 16109.17 | 24905.27 | 125587.20 |
| FL    | 50.00  | 33637.08 | 16290.78 | 25147.88 | 127187.20 |
| FM    | 50.00  | 33989.69 | 16473.39 | 25391.09 | 128787.20 |
| FN    | 50.00  | 34343.90 | 16656.90 | 25634.90 | 130397.20 |
| FO    | 50.00  | 34699.71 | 16841.51 | 25879.31 | 132007.20 |
| FP    | 50.00  | 35057.12 | 17027.1  |          |           |





# 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: 4-8086

### 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<br>Environmental Health: | Temporary Service<br>Authorized Signature | Final Service<br>Authorized Signature |
| Inspection/Permit No:                |   |                                       |
| Date Approved:                       | 1 / 1                                     | 6 / 24 / 24                           |

Name: Rafael Tovar Jr

Address: 3312 S Colt Lane  
Apt 4  
Edinburg, TX 78539

Phone: 956-960-4672

Water Supplier: N/A

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

Account/ESI No.: 1000108306  
[ ] Temporary Pole  Permanent Service

regarding the land described as:

Los Venados PH6  
21008 Buck Fawn Dr, Edinburg Tx 78542 Lot 602

on July 9, 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;
- yes A plat has been reviewed and approved by the Commissioners Court;
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;
- NO an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable;
- yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023;
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(Date approved 10/27/05);

(verified by Maria Lopez);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 7/9/24

ATTEST:

Hidalgo County Clerk

Date

Rafael Tovar Jr  
[Signature]  
7/16/24

7/9/24  
[Signature]  
09



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 12-21-23

Main Office  
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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: 4-8086

### 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: Rafael Tovar Jr  
Address: 3312 S Colt Lane Apt 4  
Edinburg, Tx 78539  
Phone: 956-960-4672

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

21008 Buck Fawn Dr. Edinburg, TX 78542 Lot #602 Los Venados PH 6

**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)

6/24/2024  
Date

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

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

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

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

07/02/24  
Date

[Signature]  
County Official



COUNTY OF HIDALGO  
PLANNING DEPARTMENT

|  |   |  |
|--|---|--|
| Main Office                                      | Precinct No. 1 Substation                             | Precinct No. 3 Substation                      |
| 2818 S Business Hwy 281<br>Edinburg, Texas 78539 | 1900 Joe Stephens Ave. Ste. A<br>Weslaco, Texas 78596 | 2401 N. Moorefield Rd.<br>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 4-8086  
Receipt No.: 032976  
L6446-06-000-0602-00

- TOVAR RAFAEL JR & ALEXIS MARIE TOVAR  
21008 BUCK FAWN DR  
EDINBURG, TX 78542  
(956) 536-1765  
(956) 310-1772
- [1] Contractor: SELF
  - [2] Water System: City of Edinburg
  - [3] Class of Work: 25 Residential, new, Single Family Dwelling
  - [4] Size of Structure: 3000Sq.Ft.
  - [5] Legal Description: LOS VENADOS PH 6 LOT 602
  - [6] Location: north 281
  - [7] Sewage: N/A
  - [8] Construction Type: Wood
  - [9] Est. Cost of Construction: \$355000
  - [10] Flood Zone: Zone C

Community Panel Number: 4803340225B  
Precinct: 4  
Certification of Elevation Required: No  
Setbacks: Front 300', Rear 15', Side 50', Side 50', Corner '  
Special Conditions: must comply with all setbacks and regulations required by the hcpd  
Description: Permit 4-8086  
Price: \$30.00  
**Total Amount.....\$30.00**  
Method of Payment: Check  
Check/M.O.#: 1857  
Payment: \$30  
Change Due: \$0.00  
Application: melissa.lopez  
Inspector: danny.sanchez  
Receipt: melissa.lopez

*Melissa Lopez* 1/3/24  
Cashier Date

10#702113

[NOTICE]

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

*[Signature]*  
Signature of Owner of Applicant

1/3/24  
Date

23046794 MM

**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 26, 2023

Grantor: EDER MACHADO and LINA SEGOVIANO

Grantor's Mailing Address: 810 CASTLE HEIGHTS DRIVE  
SAN JUAN, TEXAS 78589  
HIDALGO COUNTY

Grantee: RAFAEL TOVAR, JR. and ALEXIS MARIE TOVAR, spouses married to each other

Grantee's Mailing Address: 3312 S. COLT LN., APT. 4  
EDINBURG, TEXAS 78539  
HIDALGO COUNTY

Consideration:

Cash and a note of even date executed by Grantee and payable to the order of RALLY CREDIT UNION in the principal amount of FOUR HUNDRED FORTY-NINE THOUSAND ONE HUNDRED SEVENTY-SEVEN AND NO/100 DOLLARS (\$499,177.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor RALLY CREDIT UNION and by a first-lien deed of trust of even date from Grantee to KEVIN M. MARAIST, Trustee.

Property (including any improvements):

Lot Six Hundred Two (602), LOS VENADOS SUBDIVISION PHASE VI, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 49, Pages 30-37, Map Records, Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from Conveyance: NONE

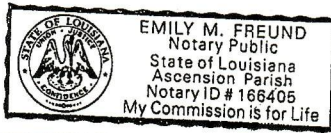
Exceptions to Conveyance and Warranty:

- a. Restrictive covenants as recorded in Document No. 1570860 and Document No. 2326928, Official Records and Volume 49, Page 30-37, Map Records, Hidalgo County, Texas.
- b. 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.
- c. Easements, setbacks and reservations as shown according to the map or plat thereof recorded in Volume 49, Pages 30-37, Map Records of Hidalgo County, Texas.
- d. Right of Way easement in favor of Southwestern Bell Telephone Co. as shown by instrument dated April 16, 1935, recorded in Volume 400, Page 632, Deed Records of Hidalgo County, Texas.
- e. Right of way dated March 22, 1947, executed by T. W. Lee to Tennessee Gas and Transmission Company, recorded in Volume 612, Page 534, Deed Records of Hidalgo County, Texas.

ACKNOWLEDGMENT

*@ Louisiana*  
STATE OF ~~TEXAS~~ §  
*@ Ascension*  
COUNTY OF ~~HIDALGO~~ §

This instrument was acknowledged before me on the 26<sup>th</sup> day of October, 2023  
2023, by EDER MACHADO.



*Emily M. Freund*  
NOTARY PUBLIC, STATE OF ~~TEXAS~~ *@ Louisiana*

STATE OF TEXAS §  
COUNTY OF HIDALGO §

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_,  
2023, by LINA SEGOVIANO.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

PREPARED IN THE OFFICE OF:  
SLUSHER & ASSOCIATES, PLLC  
4900 NORTH TENTH, SUITE E-2  
McALLEN, TEXAS 78504  
GF# 232446794

AFTER RECORDING RETURN TO:  
RAFAEL TOVAR, JR. and ALEXIS MARIE TOVAR  
3312 S. COLT LN., APT. 4  
EDINBURG, TEXAS 78539