



OFFICE OF THE COUNTY JUDGE  
County of Hidalgo

RICHARD F. CORTEZ  
County Judge

**CERTIFICATES OF PLAT APPROVALS – CONSENT AGENDA**

**COMMISSIONERS COURT AGENDA FOR August 6th, 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>14</u>
CERTIFICATES OF RESIDENCE CONSTRUCTION	<u>0</u>
CERTIFICATES OF WATER SERVICE AVAILABILITY	<u>1</u>
<b>TOTAL CERTIFICATES</b>	<b><u>15</u></b>

PLANNING DEPT. PCTS 1 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	JESUS MENDOZA JR	1-9399
2.	ARMANDO & MELBA SALDANA	1-9431
	COMM. COURT: AUGUST 6, 2024	



# PLANNING DEPARTMENT

## County of Hidalgo

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

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

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

Precinct 1 2 3 4

**Anthony Uresti**  
Director of Planning

Application No: 1-9399

### 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: Jesús Mendoza Jr

Address: 2704  
Cardinal Dr. Weslaco,  
TX 78599

Phone: 956-460-3717

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

Water Supplier: North Alamo WSC

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

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

regarding the land described as:

Eagle's Nest Estates UNIT III LOT 13 B/LK 10  
on Aug. 6, 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 8.30.2007);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by H Seg);
- no water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by [Signature]);
- no an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by [Signature]);
- yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by [Signature]);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

[Signature]  
Planning Department Authorized Signature

Richard F ENTER  
Hidalgo County Judge  
8/6/24  
Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 8/6/24 BMS

ATTEST: [Signature]  
Hidalgo County Clerk  
AUG 06 2024  
Date



# PLANNING DEPARTMENT

Rev. 12-21-23

## County of Hidalgo

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**Anthony Uresti**  
Director of Planning

Application No: 1-9399

### 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 J. Mendoza Jr.

Address: 2704 Cardinal Dr.  
Weslaco, TX, 78599

Phone: 956-460-3717

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

Lot 13, Block 10, Eagles Nest Estates Subdivision Unit III

#### 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)

7/22/24  
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:

7/22/24  
Date

[Signature]  
County Official



Chapter 232, Texas Local Government Code

7/1/2024 9:15:25 AM

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 1-9399  
Receipt No.: 035700  
E0155-03-010-0013-00

- MENDOZA JESUS JOSE & ANNET ADALI  
2704 CARDINAL DR  
WESLACO, TX 78599  
(956) 460-3717  
(956) 777-2451
- [1] Contractor: SELF  
[2] Water System: North Alamo WSC  
[3] Class of Work: 25 Residential, new, Single Family Dwelling  
[4] Size of Structure: 1933Sq.Ft.  
[5] Legal Description: EAGLE'S NEST ESTATES UT 3 LOT 13 BLK 10  
[6] Location: mile 6 1/2 & mile 10  
[7] Sewage: N/A  
[8] Construction Type: Wood  
[9] Est. Cost of Construction: \$165000  
[10] Flood Zone: Zone X

Community Panel Number: 4803340450C  
Precinct: 1  
Certification of Elevation Required: No  
Setbacks: Front 25', Rear 25', Side 6', Side 6', Corner '  
Special Conditions: must comply with all county setbacks & regulations  
Description: Permit 1-9399  
Price: \$30.00

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

Method of Payment: Check  
Check/M.O.#: 172  
Payment: \$30.00  
Change Due: \$0.00  
Application: sonia.diaz  
Inspector: leo.najera  
Receipt: sonia.diaz

\_\_\_\_\_  
Cashier *Sonia*

\_\_\_\_\_  
Date *7/1/24*

[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 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

7-1-24  
Date

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

### WARRANTY DEED WITH VENDOR'S LIEN

Date: June 10, 2024

Grantor: **DIANA CRUZ and spouse, FORTINO CORTES RIVERA**

2834 1/2 Massey Tompkins Rd., # 29, Baytown, Harris County, Texas 77521

Grantee: **JESUS JOSE MENDOZA, JR. and wife, ANNET ADALI MENDOZA**

1415 W. Freddy Gonzalez Dr., Apt. 52, Edinburg, Hidalgo County, Texas 78539

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 Eighty-one Thousand Seven Hundred Eighty-four and 00/100 Dollars (\$181,784.00) of which Sixty-five Thousand One Hundred Twenty and 00/100 Dollars (\$65,120.00) is part purchase money, executed by JESUS JOSE MENDOZA, JR. and ANNET ADALI MENDOZA and payable to the order of BANK OF SOUTH TEXAS (hereafter "Lender"). The Note is secured by a vendor's lien retained in favor of Lender in this Deed and by a Deed of Trust of even date from JESUS JOSE MENDOZA, JR. and ANNET ADALI MENDOZA to DARRYL K. LEMKE, Trustee.

Property (including any improvements):

Lot 13, Block 10, EAGLE'S NEST ESTATES SUBDIVISION UNIT III, Hidalgo County, Texas, according to the plat thereof as recorded in Volume 53, Page 170, Map Records, Hidalgo County, Texas.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

Basements, 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 shall become absolute.

Lender, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the Note described. The vendor's lien and the superior title to the Property are retained for the benefit of Lender and are transferred to Lender without recourse on Grantor.

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

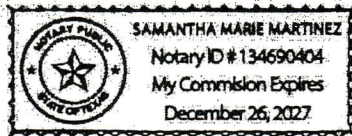
Diana Cruz  
DIANA CRUZ

Fortino Cortes Rivera  
FORTINO CORTES RIVERA

(Acknowledgment)

State of Texas  
County of Hidalgo

This instrument was acknowledged before me on the 12 day of June 2024, 2024, by DIANA CRUZ.

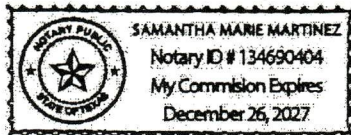


Samantha Martinez  
Notary Public, State of Texas

(Acknowledgment)

State of Texas  
County of Hidalgo

This instrument was acknowledged before me on the 12 day of June 2024, 2024, by FORTINO CORTES RIVERA.



Samantha Martinez  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:  
JESUS JOSE MENDOZA, JR.  
ANNET ADALI MENDOZA  
1415 W. Freddy Gonzalez Dr., Apt. 52  
Edinburg, Texas 78539

PREPARED FOR:  
DANTE TITLE, INC.  
1012 Martin Ave., Ste. A  
McAllen, Texas 78504  
File/GF: MCA24050723



# PLANNING DEPARTMENT

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281  
Edinburg, Texas 78539  
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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: 1-9431

### 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: Armando + Melba Saldana

Address: Saldana Estates  
Lot 2 (Mile 6 N +  
Mile 1 East)  
Mercedes, TX 78570

Water Supplier: NIA

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

Phone: 956-472-2512 or  
956-343-4133

Account/ESI No.: 10032789420880460  
 Temporary Pole  Permanent Service

regarding the land described as:

Saldana Estates Lot 2

on Aug 6, 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 8.29.2005);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by H. Segura);
- no water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by [Signature]);
- yes an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by [Signature]);
- no individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by [Signature]);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

[Signature]  
Planning Department Authorized Signature

[Signature]  
Hidalgo County Judge

8/6/24  
Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 8/6/24 BMS

ATTEST: [Signature]  
Hidalgo County Clerk

AUG 06 2024  
Date



# PLANNING DEPARTMENT

Rev. 12-21-23

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Precinct 1 2 3 4

**Anthony Uresti**  
Director of Planning

Application No: 1-9431

### 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: Melba Saldaña

Address: Saldaña Estates Lot 2  
Mercedes, TX 78570

Phone: 956-472-2512

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

Saldaña Estates lot 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

[Signature] 7-26-2024  
Requesting Party (Signature) 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:

7/29/24  
Date

[Signature]  
County Official



Chapter 232, Texas Local Government Code

7/9/2024 10:12:32 AM

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

Permit No.: Permit 1-9431

Receipt No.: 035802

S0135-00-000-0002-00

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

SALDANA ARMANDO & MELBA S

PO BOX 68

MERCEDES, TX 78570

(956) 472-2512

(956) 472-2512

[1] Contractor: SELF

[2] Water System: City of Mercedes

[3] Class of Work: 05 Residential, Move In or relocated building

[4] Size of Structure: 480Sq.Ft.

[5] Legal Description: SALDANA ESTATES LOT 2

[6] Location: MILE 6 N. & MILE 1 E.

[7] Sewage: City of Mercedes

[8] Construction Type: Wood

[9] Est. Cost of Construction: \$15000

[10] Flood Zone: Zone B

Community Panel Number: 4803340525B

Precinct: 1

Certification of Elevation Required: No

Setbacks: Front 50', Rear 15', Side 6', Side 15', Corner'

Special Conditions: **MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS**

Description: Permit 1-9431

Price: \$30.00

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

Method of Payment: Cash

Check/M.O.#:

Payment: \$100.00

Change Due: \$70.00

Application: sonia.diaz

Inspector: gilbert.pecina

Receipt: sonia.diaz

Cashier

7/9/24  
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.

Signature of Owner or Applicant

7-9-2024  
Date

**WARRANTY DEED WITH VENDOR'S LIEN**

Date: APRIL 15, 1992

Grantor: DANIEL FRANCO, as his sole and separate property, and joined  
pro forma by his wife, DALIA L. FRANCO  
Grantor's Mailing Address (including county): 832 S. Indiana, Mercedes, Texas 78570

Grantee: ARMANDO SALDANA et ux MELBA S. SALDANA

Grantee's Mailing Address (including county): P.O. Box 68  
Mercedes, Texas 78570  
Hidalgo County

Consideration:

Ten and No/100 (\$10.00) Dollars and other good and valuable consideration in the form of a Real Estate Lien Note made payable to the MERCEDES NATIONAL BANK in the original principal sum of Ten Thousand Five Hundred and No/100 (\$10,500.00) Dollars and payable in the terms set out therein; and secured by a Vendor's Lien retained herein, and additionally secured by a Deed of Trust executed by Grantor to RUDY SALINAS, Trustee;

A 3.33 acre tract of land out of Lot 16, Block 66, CAPITAL DISTRICT SUBDIVISION, Hidalgo County, Texas, according to the map recorded in Volume "P", Page 226, Deed Records in the Office of the County Clerk, of Hidalgo County, Texas, reference to which is here made for all purposes, and being more particularly described metes and bounds as follows to-wit:

BEGINNING at a point 220.00 feet West of the Southeast corner of Lot 16, Block 66, for the Southwest corner of this tract;

THENCE, North a distance of 30.0 feet to a set 1/2 inch rebar marked "SWG" on the North right of way line of a county road, in all 660.0 feet to a set 1/2 inch rebar marked "SWG" for the Northwest corner of this tract;

THENCE, East at 190.00 feet a set 1/2 inch rebar marked "SWG" on the West right of way line of a county road, in all 220.0 feet to a point for the Northeast corner of this tract;

THENCE, South a distance of 660.0 feet to the POINT OF BEGINNING.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

- A. Easements, rules, regulations and rights in favor of Hidalgo County and Cameron Counties Water control and Improvement District No. 9 and easements and restrictions as shown on the recorded and dedication map of the above described subdivision.
- B. Easement for highway purposes across the East 30 feet of said tract and also across the South 30 feet of said tract in favor of Hidalgo County, Texas, dated February 17, 1960, recorded in Volume 976, Page 575, Deed Records of Hidalgo County, Texas.
- C. An undivided 1/2 interest in oil, gas and other minerals has been heretofore reserved by prior grantors as set forth in Deed dated June 1, 1961, recorded in Volume 1008, Page 99, Deed Records of Hidalgo County, Texas.
- D. Rights of Parties in Possession
- E. Visible and apparent easements on or across the party herein described.
- F. Subject to the subdivision regulations of the County of Hidalgo and/or Ordinances or governmental regulations of the City in which the property may be located or holding extraterritorial jurisdiction of said property.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, 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 shall become absolute.  
When the context requires, singular nouns and pronouns include the plural.

*[Signature]*  
Daniel Franco  
*[Signature]*  
Dalia L. Franco

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 15th day of APRIL, 19 92  
by DANIEL FRANCO



*[Signature]*  
Notary Public, State of Texas  
Notary's name (printed):  
CONNIE GONZALEZ  
Notary's commission expires: 9/25/94

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 15th day of April, 19 92  
by DALIA L. FRANCO

SK  
K

corporation or other legal entity.



*[Signature]*  
Notary Public, State of Texas  
Notary's name (printed):  
Connie Gonzalez  
Notary's commission expires: 9/25/94

AFTER RECORDING RETURN TO:  
Ernesto Flores, Jr.,  
Attorney at Law  
P.O. Box 1076  
Mercedes, Texas 78570

PREPARED IN THE LAW OFFICE OF:  
Ernesto Flores, Jr.  
Attorney at Law  
P.O. Box 1076  
Mercedes, Texas 78570

VALLI LAW FIRM CO.  
43,149

VOL 3249 PAGE 874

FILED FOR RECORD  
APR 30 PM 3 05

WILLIAM J. LEO  
CLERK  
COUNTY TEXAS

26163

<b>PLANNING DEPT. PCTS 3 WATER SERVICE AVAILABILTY</b>		
	<b>APPLICANT</b>	<b>APPLICATION NO.</b>
1.	JUAN RAMON MARTINEZ LOZANO	3-6156
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
	COMM. COURT: AUGUST 6, 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 1 234

**Anthony Uresti**  
Director of Planning

Application No: 3-6156  
11/9/2024

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

Upon the application of:

Name: Juan Ramon  
Martinez Lozano

Address: \_\_\_\_\_

8109 N La Homa Rd  
Mission TX 78574

Phone: (956) 888-0507

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:	_____	<u>55333</u>
Date Approved:	<u>/ /</u>	<u>7/22/24</u>

Water Supplier: Agua SUD

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

Account/ESI No.: 100327894-91703210  
 Temporary Pole  Permanent Service

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

2.04 Ac of land, more or less, being Tract #9 out  
of a tract of land containing 24.15 Ac out of lots 214 & 215  
of Nick Doffing No. 1 subdivision.

[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 Aug 6, 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 Canales  
Planning Department Authorized Signature

Richard F. Carter  
Hidalgo County Judge

8/6/24  
Date

ATTEST: Anton Bragado Jr.  
Hidalgo County Clerk

AUG 06 2024  
Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 8/6/24 BAS



# 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 1 234

**Anthony Uresti**  
Director of Planning

Application No:

3-6156  
1/9/2024

**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

Juan Ramon Martinez Lozano

TX Driver License

Known to me [or proved to me in the oath of \_\_\_\_\_ 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:

2.04 Ac. of land, more or less, being Tract #9 out of a tract of land containing 24.15 Ac. out of lots 214 & 215 of Nick Dotting No. 1 subdivision.

[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."

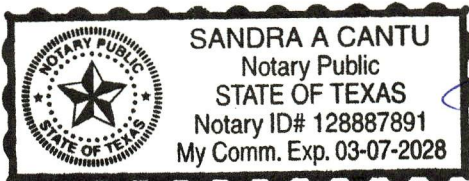
-OR-

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 July 22, 2024, to certify which, witnesses my hand and seal of office.

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



## **CORRECTION INSTRUMENT AS TO A RECORDED ORIGINAL INSTRUMENT**

*[Non-material correction pursuant to §5.028, Texas Property Code, where the parties to the recorded original instrument have not signed the correction affidavit (Instrument)]*

---

Date: 2/21/2023

GF No: 181050

Closing Agent: Aparicio & McLaren

Affiant: Esperanza Trevino, Legal Assistant

Description of Original Instrument (include name of instrument, date, parties and recording information):

WARRANTY DEED WITH VENDOR'S LIEN DATED DECEMBER 23, 2022 BETWEEN NAYELI SERNA, as Grantor and PRISCILLA SILVA and JUAN RAMON MARTINEZ LOZANO, as Grantee RECORDED UNDER DOC #3410163 ON JANUARY 5, 2023.

Affiant on oath swears that the following statements are true and within the personal knowledge of Affiant:

1. My name is Esperanza Trevino and I am the legal assistant and closer that handled the transfer on December 23, 2022. I am over the age of eighteen (18) years and am otherwise competent to make this Correction Affidavit.
2. I have personal knowledge of the facts relevant to the correction of the above referenced Original Instrument as evidenced by the following facts (describe facts indicating personal knowledge below):  
**LEGAL ASSISTANT AND CLOSER**
3. I am making this Affidavit as a correction instrument pursuant to §5.028 of the Texas Property Code, with regards to the following clerical error in the Original Instrument (describe error below):

**ORIGINAL DOCUMENT WAS RECORDED WITH THE INCORRECT MAP PAGE REFERENCE IN THE FIRST PARAGRAPH OF THE LEGAL DESCRIPTION:**

**"Being a 2.04 acres of land, more or less, being Tract #9 out of a tract of land containing 24.15 acres out of Lots 215 and 214 of the NICK DOFFING SUBDIVISION NO. 1, Hidalgo County, Texas, according to the map recorded in Volume 5, Page 24, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes...."**

4. The Original Instrument should correctly read as follows with respect to the clerical error described above, this being a non-material change to the Original Instrument.

**CORRECT MAP PAGE REFERENCE HAS BEEN CORRECTED BELOW.**

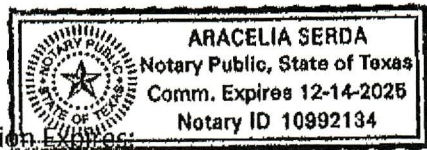
**"Being a 2.04 acres of land, more or less, being Tract #9 out of a tract of land containing 24.15 acres out of Lots 215 and 214 of the NICK DOFFING SUBDIVISION NO. 1, Hidalgo County, Texas, according to the map recorded in Volume 5, Page 24, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes."**

5. I have given notice of this correction of the Original Instrument by sending a copy of this Correction Affidavit by Electronic Mail and by HAND DELIVERY to each party to the Original Instrument, in accordance with §5.028 (d) (2) of the Texas Property Code. The evidence of said is attached to this affidavit as required by §5.0285 (d) (1) of the Texas Property Code.

Esperanza Trevino  
Esperanza Trevino- Affiant

STATE OF TEXAS §  
COUNTY OF HIDALGO §

SWORN TO AND SUBSCRIBED before me on this 1<sup>st</sup> day of March, 2023, by Esperanza Trevino to  
Certify with witness my hand and seal of office.



My Commission Expires:

Aracelia Serda  
Notary Public, State of TEXAS  
Notary Name Printed:

CORRECTION INSTRUMENT AS TO A RECORDED ORIGINAL INSTRUMENT (Non-material Error without Joinder of Parties)  
(Texas)

B

**WARRANTY DEED**

VOL 3058 PAGE 435

Date: April 1, 1991

Grantor: M. B. DAIRY, INC., A Texas Corporation

Grantor's Mailing Address (including county): Route 6, Box 8CL 20  
Mission, Hidalgo County, Texas 78572

Grantee: MERLE M. ARTHUR and wife, PAULINE A. ARTHUR

Grantee's Mailing Address (including county): 1612 Sycamore  
McAllen, Hidalgo County, Texas 78501

**Consideration:**

\*\*TEN AND NO/100 (\$10.00) DOLLARS\*\* and other good and valuable consideration, in hand paid by Grantee herein to Grantor, the receipt of which is hereby acknowledged.

**Property (including any improvements):**

Tract 9, BASHAM SUBDIVISION NO. 20, being 2.04 acres of land situated in Hidalgo County, Texas, and also being a part or portion of Lots 214 and 215, of the Nick Doffing Subdivision No. 1, Hidalgo County, Texas, being more fully described by metes and bounds on Exhibit "A" attached hereto and made a part hereof for all purposes.

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

This conveyance is made and accepted subject to the following matters, to the extent same are in effect at this time: Any and all restrictions, covenants, conditions and easements, if any, relating to the hereinabove described property, but only to the extent they are still in effect, shown of record in the hereinabove mentioned County and State, and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that they are still in effect, relating to the hereinabove described property; and taxes for the year 1991 and subsequent years, which are expressly assumed by the Grantee herein, and subsequent assessments due to change in land usage.

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 conveyance and warranty.

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

No title examination was requested in connection with the preparation of this document, nor was any made. The Preparer expresses no opinion on title to this property.

M. B. DAIRY, INC.

By: [Signature]  
W. F. Basham, President

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF

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

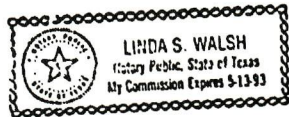
\_\_\_\_\_  
Notary Public, State of Texas  
Notary's name (printed):

Notary's commission expires:

(Corporate Acknowledgment)

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 3rd day of April, 1991, by W. F. BASHAM, President of M. B. DAIRY, INC. a Texas corporation, on behalf of said corporation.



[Signature]  
Notary Public, State of Texas  
Notary's name (printed):

Notary's commission expires:

AFTER RECORDING RETURN TO:

MERLE M. & PAULINE A. ARTHUR  
1612 Sycamore  
McAllen, Texas 78501

PREPARED IN THE LAW OFFICE OF:

J. PERRY JONES  
321 South 12th. O. Box 3187  
McAllen, Texas 78502  
JPJ:lsw

11

January 14, 1987

METES AND BOUNDS DESCRIPTION  
2.04 ACRES OF LAND  
NICK DOFFING SUBDIVISION NO. 1  
HIDALGO COUNTY, TEXAS

Job 87001.20

Tract #9

Being 2.04 acres of land situated in Hidalgo County, Texas and also being a part or portion of Lots 215 and 214 of the Nick Doffing Subdivision No. 1 (Deed Reference: Volume 5, page 24, Hidalgo County Map Records) and said 2.04 acres also being more particularly described by metes and bounds as follows:

BEGINNING at a #4 rebar set on the east line of said Lot 215 for the northeast corner of this tract;

THENCE, South 08° 50' West along the east line of said Lot 215 at 295.94 feet pass the southeast corner of Lot 215 and northeast corner of Lot 214 and continuing along the east line of said Lot 214 a total distance of 497.19 feet to a #5 rebar found for the southeast corner of this tract;

THENCE, North 81° 10' West, 179.45 feet to a #4 rebar set for the southwest corner of this tract;

THENCE, North 08° 50' East at 201.25 feet pass the common line of said Lots 214 and 215, at 453.13 feet pass a #4 rebar set on the south line of a 50.0 foot access cul-de-sac and continuing a total distance of 497.19 feet to a 60d nail for the northwest corner of this tract;

THENCE, South 81° 10' East at 49.65 feet pass a #4 rebar set on the east line of said cul-de-sac and continuing a total distance of 179.45 feet to the PLACE OF BEGINNING and containing 2.04 acres of land of which 0.04 acre lies in the 50.0 foot access cul-de-sac and leaving a net of 2.00 acres more or less.

I, Larry L. Smith, Registered Public Surveyor, do hereby certify that this metes and bounds description represents the results of a survey made on the ground under my direct control and supervision.

  
LARRY L. SMITH  
Larry L. Smith  
RPS 1987  
PUBLIC SURVEYOR

VOL 3058 PAGE 438

FILED FOR RECORD  
31 APR 8 PM 4 42  
BILLY LEO  
COUNTY CLERK  
COUNTY TEXAS

206353

## Property Details

Account		
<b>Property ID:</b>	160016	<b>Geographic ID:</b> D6000-01-000-0214-03
<b>Type:</b>	Real	<b>Zoning:</b> CNTY
<b>Property Use:</b>		
Location		
<b>Situs Address:</b>	DOFFING TX	
<b>Map ID:</b>	VOL5 PG 24	<b>Mapsco:</b>
<b>Legal Description:</b>	NICK DOFFING CO. NO. 1 LOT 214-E179.45'-N201.25' & LOT 215-E179.45'-S295.94' A/K/A TR 9 2.04AC NET	
<b>Abstract/Subdivision:</b>	D600001 - NICK DOFFING CO. NO. 1 - SLJ	
<b>Neighborhood:</b>	D600001	
Owner		
<b>Owner ID:</b>	1252497	
<b>Name:</b>	SILVA PRISCILLA & JUAN RAMON M LOZANO	
<b>Agent:</b>		
<b>Mailing Address:</b>	2500 COBY DR MISSION, TX 78574-3652	
<b>% Ownership:</b>	100.0%	
<b>Exemptions:</b>	For privacy reasons not all exemptions are shown online.	

## Property Values

<b>Improvement Homesite Value:</b>	\$0 (+)
<b>Improvement Non-Homesite Value:</b>	\$0 (+)
<b>Land Homesite Value:</b>	\$0 (+)
<b>Land Non-Homesite Value:</b>	\$85,288 (+)
<b>Agricultural Market Valuation:</b>	\$0 (+)

<b>Market Value:</b>	\$85,288 (=)
<b>Agricultural Value Loss:</b> ⓘ	\$0 (-)
<b>Appraised Value:</b>	\$85,288 (=)
<b>Homestead Cap Loss:</b> ⓘ	\$0 (-)
<b>Assessed Value:</b>	\$85,288
<b>Ag Use Value:</b>	\$0

**VALUES DISPLAYED ARE 2024 PRELIMINARY VALUES AND SUBJECT TO CHANGE PRIOR TO CERTIFICATION.**

Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

### 📌 Property Taxing Jurisdiction

**Owner:** SILVA PRISCILLA & JUAN RAMON M LOZANO **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	APPRAISAL DISTRICT	0.000000	\$85,288	\$85,288	\$0.00	
DR1	DRAINAGE DISTRICT #1	0.113900	\$85,288	\$85,288	\$97.14	
GHD	HIDALGO COUNTY	0.575000	\$85,288	\$85,288	\$490.41	
JCC	SOUTH TEXAS COLLEGE	0.156200	\$85,288	\$85,288	\$133.22	
SLJ	LA JOYA ISD	1.034400	\$85,288	\$85,288	\$882.22	
SST	SOUTH TEXAS SCHOOL	0.049200	\$85,288	\$85,288	\$41.96	

**Total Tax Rate:** 1.928700

**Estimated Taxes With Exemptions:** \$1,644.95

**Estimated Taxes Without Exemptions:** \$1,644.95

 Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
AC	ACREAGE	2.0400	88,862.40	0.00	0.00	\$85,288	\$0

## Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	\$0	\$85,288	\$0	\$85,288	\$0	\$85,288
2023	\$0	\$85,288	\$0	\$85,288	\$0	\$85,288
2022	\$0	\$69,034	\$0	\$69,034	\$0	\$69,034
2021	\$0	\$69,034	\$0	\$69,034	\$0	\$69,034
2020	\$0	\$52,871	\$0	\$52,871	\$0	\$52,871
2019	\$0	\$52,871	\$0	\$52,871	\$0	\$52,871
2018	\$0	\$52,871	\$0	\$52,871	\$0	\$52,871
2017	\$0	\$43,950	\$0	\$43,950	\$0	\$43,950
2016	\$0	\$43,950	\$0	\$43,950	\$0	\$43,950
2015	\$0	\$43,950	\$0	\$43,950	\$0	\$43,950
2014	\$0	\$43,950	\$0	\$43,950	\$0	\$43,950
2013	\$0	\$43,950	\$0	\$43,950	\$0	\$43,950

## Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
3/8/2023	CWD	CRTN WD	SILVA PRISCILLA & JUAN RAMON M LOZANO	SILVA PRISCILLA & JUAN RAMON M LOZANO			3428455
1/5/2023	WDV	WARRANTY DEED/VENDORS LIEN	SERNA NAYELI	SILVA PRISCILLA & JUAN RAMON M LOZANO			3410163
3/8/2023	CWD	CRTN WD	SERNA NAYELI	SERNA NAYELI			3428454
1/5/2023	WD	WARRANTY DEED	SERNA NAYELI	SERNA NAYELI			3410162
7/26/2013	GFD	GIFT DEED	SERNA GUADALUPE	SERNA NAYELI			2434104

11/13/1996	CONV	CONVERSION	ARTHUR MERLE M & PAULINE A	SERNA GUADALUPE			562119
4/8/1991	CONV	CONVERSION	M B DAIRY INC	ARTHUR MERLE M & PAULINE A	3058	435	
	CONV	CONVERSION	UNKNOWN	M B DAIRY INC			



COUNTY OF HIDALGO  
PLANNING DEPARTMENT

Permit No.: Permit 3-6156

Receipt No.: 033045

D6000-01-000-0214-03

<b>Main Office</b>	<b>Precinct No. 1 Substation</b>	<b>Precinct No. 3 Substation</b>
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

SILVA PRISCILLA & JUAN R MARTINEZ  
2500 COBY DR 1  
MISSION, TX 78574  
(956) 888-0376  
(956) 487-8989

- [1] Contractor: REYNA HOMES
- [2] Water System: Agua S.U.D.
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2470Sq.Ft.
- [5] Legal Description: NICK DOFFING CO. NO. 1 LOT 214-E179.45'-N201.25' & LOT 215-E179.45'-S295.94' A/K/A TR 9 2.04AC NET
- [6] Location: N DOFFING & MILE 6
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$238100
- [10] Flood Zone: Zone X

Community Panel Number: 4803340290D  
Precinct: 3  
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 3-6156  
Price: \$30.00

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

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

Cashier

Date

*[Handwritten Signature]*  
*[Handwritten Signature]*  
11/9/2024

[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.

*[Handwritten Signature]*  
Signature of Owner or Applicant

1/9/24  
Date



# PLANNING DEPARTMENT

## County of Hidalgo



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

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

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

Precinct 1 2 3 4

**Anthony Uresti**  
Assistant Director

Application No: 4-7844

### 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: Lorena Espinoza

Address: 24981 Rio Colorado Rd,  
Edinburg, TX

Phone: 956-844-9980

<b>Approved by Environmental Health:</b>	<b>Temporary Service</b>	<b>Final Service</b>
<b>Inspection/Permit No:</b>	_____	_____
<b>Date Approved:</b>	<u> / /</u>	<u>7 / 18 / 24</u>
	Authorized Signature	Authorized Signature

Water Supplier: City of Edinburg

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

Account/ESI No.: 1000112417  
[ ] Temporary Pole       Permanent Service

regarding the land described as:

Los Novillos Lot 27

on Aug 6, 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 10/18/05);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;
- 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      8/6/24  
Hidalgo County Judge      Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 8/6/24

[Signature]  
Hidalgo County Clerk      AUG 06 2024  
Date

# PLANNING DEPARTMENT

## County of Hidalgo



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

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956-968-4734  
956-973-7850

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

Precinct 1 2 3 4

**Anthony Uresti**  
Assistant Director

Application No: 4-7846

### 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: Lorena Espinoza

Address: 24901 Rio Colorado Rd,  
Edinburg, TX

Phone: 956-844-9980

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

Los Novillos Lot 27

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

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

Lorena Espinoza  
Requesting Party (Signature)

7-18-24  
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:**

7/31/24  
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 4-7846  
Receipt No.: 031900  
L6309-00-000-0027-00

ESPINOZA JUAN & LORENA  
1714 NASSALL ST  
EDINBURG, TX 78541  
(956) 457-9650  
(956) 605-1817

- [1] Contractor: SELF
- [2] Water System: City of Edinburg
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 3191Sq.Ft.
- [5] Legal Description: LOS NOVILLOS LOT 27
- [6] Location: FLORAL RD & FM 3250
- [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 50', Rear 45', Side 15', Side 15', Corner '  
Special Conditions: MUST COMPLY WITH ALL SETBACKS AND REGULATIONS REQUIRED BY THE HCPD  
Description: Permit 4-7846  
Price: \$30.00

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

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

*Melissa Lopez* 10/13/23  
Cashier Date

ID# 702263

[NOTICE]

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

*[Signature]*  
Signature of Owner or Applicant

10/13/23  
Date

Capital Title

# 21-576470-ED

## Warranty Deed with Vendor's Lien

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

Date: May 26, 2021

Grantor: **Javier Garcia, a single person**

Grantor's Mailing Address: P.O. Box 152, Linn, TX 78563

Grantee: **Juan Espinoza and spouse, Lorena Espinoza**

Grantee's Mailing Address: 7825 E. Alberta Road, Edinburg, Texas 78542

### Consideration:

Cash and other good and valuable consideration along with a note executed by Grantee and payable to the order of Capital Farm Credit, ACA as agent/nominee in the principal amount of \$97,750.00 (Ninety Seven Thousand Seven Hundred Fifty and 00/100 Dollars). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of Capital Farm Credit, ACA as agent/nominee and by a first-lien deed of trust from Grantee to Ben R. Novosad, trustee.

### Property (including any improvements):

**Lot 27, LOS NOVILLOS SUBDIVISION, Hidalgo County, Texas, according to the Map or Plat recorded in Volume 49, Pages 10-14, Map Records of Hidalgo County, Texas.**

Reservations from Conveyance: None

### Exceptions to Conveyance and Warranty:

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

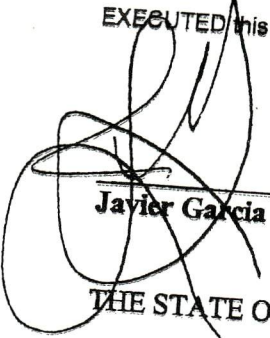
Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee 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 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.

The Vendor's Lien against and Superior Title to the Property are retained until the Note described is fully paid according to its terms, at which time this Deed will become absolute. The Vendor's Lien and Superior Title herein retained are hereby transferred, assigned, sold, and conveyed to the payee of the Note, and the successors and assigns of the payee.

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

EXECUTED this 26 day of May, 2021.

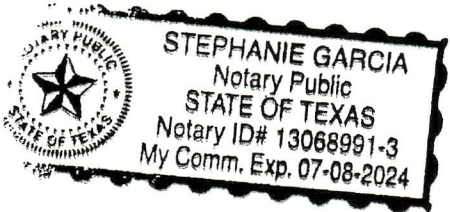
  
\_\_\_\_\_  
Javier Garcia

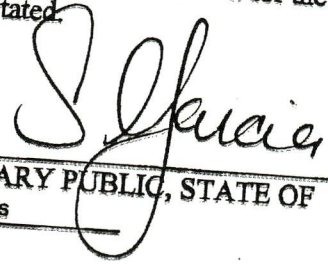
THE STATE OF Texas

COUNTY OF Hidalgo

§  
§  
§

Before me, a Notary Public, the foregoing instrument was acknowledged on 26 day of May, 2021 by Javier Garcia who personally appeared before me, and who is known to me through photo ID to be the person(s) who executed it for the purposes and consideration expressed therein, and in the capacity stated.



  
\_\_\_\_\_  
NOTARY PUBLIC, STATE OF  
Texas

**AFTER RECORDING, RETURN TO:**  
Juan Espinoza  
7825 E. Alberta Rd  
Edinburg, Texas 78542

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

95'-5" | | 77'-10"



# 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: 4-1644

### 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 Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		N/A
Date Approved:	/ /	7/22/24

Name: José A. Gonzalez.  
Olga Gonzalez.

Address: 20306 Buck Fawn Drive.  
Los Venados sub. 549.  
Edinburg, TX. 78549.

Phone: (956) 566-3757.

Water Supplier: N/A  
Utility Provider:  M.V.E.C.  AEP  
Account/ESI No.: 1000113512.  
 Temporary Pole  Permanent Service

regarding the land described as:  
Los Venados sub. Ph. 5 lot 549

on Aug 6, 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 4/7/05);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by [Signature]);
- No an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by W. Ramirez);
- yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by W. Ramirez);
- 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  
8/6/24  
Date

ATTEST: [Signature]  
Hidalgo County Clerk  
AUG 06 2024  
Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 8/6/24



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 12-21-23

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

Precinct No. 1 Substation  
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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: 4-1644

### 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: Jose A. Gonzalez.

Address: 20306 Buck Fawn Drive.

Los Venados sub. 549. Edinburg. Tx. 78542.

Phone: (956) 566-3757.

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

Los Venados sub. Ph. 5 lot 549

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

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

Jose A. Gonzalez  
Requesting Party (Signature)

7/22/24  
Date

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

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

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

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

7/31/24  
Date

[Signature]  
County Official



COUNTY OF HIDALGO  
PLANNING DEPARTMENT

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

Permit No.: Permit 4-1646  
Receipt No.: 006678  
L6446-05-000-0549-00

GONZALEZ JOSE A & OLG  
119 ALBERTO TREVINO ST  
MISSION, TX 78572  
(956) 566-3109  
(956) 566-3109

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 01 Residential, new, Single Family Dwelling
- [4] Size of Structure: 4200Sq.Ft.
- [5] Legal Description: LOS VENADOS PH 5 LOT 549
- [6] Location: 281 186
- [7] Sewage: N/A
- [8] Construction Type: Block
- [9] Est. Cost of Construction: \$4200
- [10] Flood Zone: Zone C

Community Panel Number: 4803340225B  
Precinct: 4  
Certification of Elevation Required: No  
Setbacks: Front 100', Rear 15', Side 20', Side 20', Corner '  
Special Conditions: MUST COMPLY WITH HCPD SETBACKS  
AND REGULATIONS  
Description: Permit 4-1646  
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

**PROP. ID# 702201**

[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.

Olga. G22.  
Signature of Owner or Applicant

3/22/19.  
Date

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

Re: Lot 549, Los Venados Subdivision Phase V, Hidalgo County, Texas, as per map thereof recorded in Volume 47, Pages 130-140, Map Records of Hidalgo County, Texas

Special Warranty Deed with Vendor's Lien

1. Date: October 15, 2009
2. Grantor: Garco, Ltd., A Texas Limited Partnership
3. Grantor's Mailing Address: 3910 W. Freddy Gonzalez, Edinburg, Hidalgo County, Texas 78539
4. Grantee: JOSE A. GONZALEZ AND WIFE, OLGA GONZALEZ
5. Grantee's Mailing Address: 119 Alberto Trevino, Mission, Hidalgo County, Texas 78572
6. Consideration: Ten and No/100THS (\$10.00) Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by Grantee of Grantee's one certain promissory note of even date herewith, in the principal sum of FIFTY SEVEN THOUSAND NINE HUNDRED AND NO/100THS DOLLARS (\$57,900.00) payable to the order of Grantor and bearing interest as therein provided; containing the usual clauses providing for acceleration of maturity and for attorney's fees, the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a Deed of Trust of even date herewith to David Crook, Trustee.
7. Property: Lot 549, Los Venados Subdivision Phase V, Hidalgo County, Texas, as per map thereof recorded in Volume 47, Pages 130-140, Map Records of Hidalgo County, Texas, reference to which is here made for all purposes.
8. Reservations from and Exceptions to Conveyance and Warranty: This conveyance is made by Grantor and accepted by Grantee subject to the following:
  - A. The Declaration of Covenants, Easements, Conditions and Restrictions, which include liens and security interests in favor of the Property Owners' Association, to secure the payments of assessments. The Declaration is of record under Document Number 1464510, Official Records, Hidalgo County, Texas.
  - B. All of the following which are valid and subsisting and affect the Property and that are of record, in the Office of the County Clerk, Hidalgo County, Texas, to-wit: all rights, rights of way, restrictions, reservations, reservations and leases of oil, gas and other minerals, reservations of *underground* water and easements (including, but not limited to, easements for roads, utilities, irrigation lines, high pressure gas pipe lines and Irrigation District drainage ditch), and all items listed on Exhibit "A" attached hereto and made a part hereof for all purposes.
  - C. Grantee's representations that: a. Grantee will have inspected the Property to Grantee's sole satisfaction, hiring the necessary experts to satisfy himself as to the condition of the Property without any reliance on any of Seller's representations; b. The parties are in relatively equal bargaining

Re: Lot 549, Los Venados Subdivision., Phase V, Hidalgo County, Texas, V 47, P130-140, Map Records of Hidalgo County, Texas.

positions; c. Grantee is purchasing the Property "As Is", without any warranty (except the Special Warranty of Title); d. the language of Exhibit "B" is to be included in the Special Warranty Deed, conveying title to Grantee ; and e. Grantee is responsible for obtaining all necessary permissions and permits for the construction upon and/or use of the Property.

- D. All zoning laws, regulations and ordinances of municipal, county and/or other governmental authorities, if any, relating to the property, or any part hereof.
- E. Anything an on-the-ground A-1 survey would reveal.
- F. The taxes for the year 2009 and subsequent years due to change in land usage or ownership .
- G. Liens in favor of First National Bank, of record in the Official Records of Hidalgo County, Texas, under Document numbers 1432589.
- H. **Save and except** Grantor reserves for himself and his heirs and assigns all oil, gas and other minerals, in, on, under or that may be produced from the above described property.
- I. Grantor hereby reserves to Grantor the groundwater rights, together with appurtenant easements as indicated in an Amendment to the DECLARATION OF COVENANTS, EASEMENTS, CONDITIONS AND RESTRICTIONS for "Los Venados Subdivision Phase V, " Hidalgo County, Texas, which amendment is of record by Document Number 1464510.
- J. **Right of First Refusal.** If Grantee desires to sell or otherwise transfer any interest in the property herein described, Grantor shall have the right of first refusal to meet any bona fide offer of sale on the same terms and conditions of such offer. Upon Grantor's failure to meet such offer in writing within 30 days after written notice thereof from Grantor to Grantee, Grantee may sell the property to the third party in accordance with his offer.

9. Granting Clause: Grantor, for valuable consideration the receipt of which is hereby 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 (continue below):

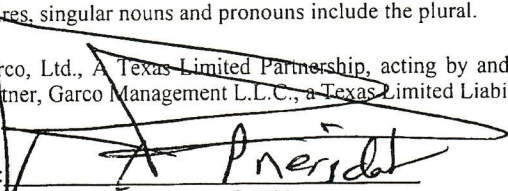
10. Special Warranty of Title: To have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's 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.

11. Vendor's Lien: The vendor's lien against and superior title to the Property are retained until the note described above is fully paid according to its terms, at which time this deed will become absolute.

12. Non-examination of Title: **NO TITLE EXAMINATION WAS REQUESTED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION AS TO THE TITLE TO THIS PROPERTY.**

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

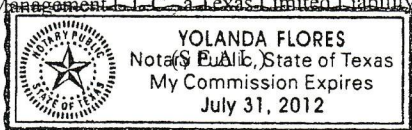
14. Signature: Garco, Ltd., A Texas Limited Partnership, acting by and through its General Partner, Garco Management L.L.C., a Texas Limited Liability Company

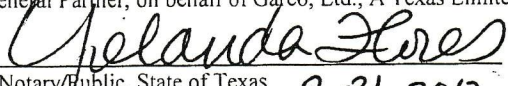
By:   
Richard A. Garza, President

The State of Texas  
County of Hidalgo

(Acknowledgment)

This instrument was acknowledged before me on the 15<sup>th</sup> day of Oct, 2009, by Richard A. Garza, President of Garco Management L.L.C., a Texas Limited Liability Company, General Partner, on behalf of Garco, Ltd., A Texas Limited Partnership.



  
Notary Public, State of Texas  
My Commission Expires: 7-31-2012

After Recording Return To: Garco, Ltd, 3910 W. Freddy Gonzalez, Edinburg, Texas 78539

Re: Lot 549, Los Venados Subdivision., Phase V, Hidalgo County, Texas, V 47, P130-140, Map Records of Hidalgo County, Texas.

## EXHIBIT A - LOS VENADOS PHASE V

- A. Restrictive Covenants of record dated July 11, 2003, filed July 11, 2003 under Document # 1220191; dated July 15, 2003, filed August 6, 2003 under Document # 1229132 and dated October 1, 2003, filed October 10, 2003 under Document # 1253996; dated July 11, 2003, filed April 23, 2004 under Document # 1326322; dated June 22, 2004, filed June 22, 2004 under Document # 1349572; dated November 17, 2004, filed November 17, 2004 under Document # 1405101 and dated April 26, 2009, filed April 28, 2009 under Document # 1464510 Official Records, Volume 47, Pages 130-140, Map Records of Hidalgo County Texas, but omitting any covenant or restrictions based on race, color, religion, sex, handicap, familiar status or national origin unless and only to the extent that said covenant (1) is exempt under Chapter 42, Section 3607 of the United States Code or (2) relates to handicap but does not discriminate against handicapped persons.
- B. Annual maintenance charge and/or current assessments as set forth in instrument dated April 26, 2009, filed April 28, 2009 under Document # 1464510, Official Records, Hidalgo County, Texas. However, said lien is subordinated to any Mortgage Vendor's lien or Deed of Trust filed for record prior to the date of payment of such assessments and/or maintenance charges become due.
- C. Minimum floor elevations, setback lines, easements and restrictions as shown on the map of Los Venados Subdivision, Phase V, recorded in Volume 47, Pages 130-140, Map Records of Hidalgo County, Texas.
- D. Right of Way easement in favor of The State of Texas as shown by instrument recorded in Volume 783, Page 183, Deed Records of Hidalgo County, Texas.
- E. Easement in favor of Southwestern Bell Telephone Co as shown by instrument recorded in Volume 400, Page 632; Volume 785, Pages 568 and 569; and Volume 1072, Page 349, Deed Records of Hidalgo County, Texas.
- F. Right of Way easement in favor of Tennessee Gas Transmission Co as shown by instrument recorded in Volume 612, Page 534 and Volume 619, Page 164, Deed Records of Hidalgo County, Texas.
- G. Right of Way easement in favor of Humble Oil and Refining Company as shown by instrument recorded in Volume 1019, Pages 38, 39 and 40, Deed Records of Hidalgo County, Texas.
- H. Terms, stipulations and conditions contained in Oil, Gas and Mineral Leases dated September 26, 1933, recorded in Volume 1, Page 122, Oil and Gas Records of Hidalgo County, Texas.
- I. All oil, gas and other minerals have been heretofore reserved by prior grantors and/or predecessors in title as set forth in Deed dated July 20, 2004, filed August 4, 2004 under Document # 1366173, Official Records of Hidalgo County, Texas.
- J. Visible and apparent easements on or across the property herein described.



# 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: 4-4293

### 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 _____ Authorized Signature	Final Service  Authorized Signature
Inspection/Permit No:	_____ Date Approved: / /	<u>Ex-1</u> 7 / 24 / 24

Name: Jose Javier Peña

Address: 15526 E. Davis Rd  
Edinburg TX (lot) 123

Water Supplier: North water

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

Phone: 956-605-0169

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

regarding the land described as:

lot 123 Evergreen valley estates phase II

on Aug 6, 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 3/16/07);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by [Signature]);
- 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]);
- ye electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

[Signature]  
Planning Department Authorized Signature

[Signature]  
Hidalgo County Judge

8/6/24  
Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 8/6/24 [Signature]

ATTEST: [Signature]  
Hidalgo County Clerk

8/6/24  
Date



# PLANNING DEPARTMENT

Rev. 12-21-23

## County of Hidalgo

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

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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: 4-4203

### 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: Jose Javier Pena

Address: 15526 E. Davis Rd -101-123

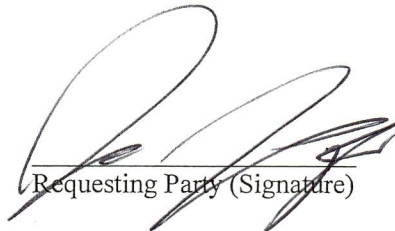
Phone: 956 605-0169

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

Lot 123 evergreen valley estates phase II

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

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

  
Requesting Party (Signature)

7-23-24  
Date

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

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

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

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

7/31/24  
Date

  
County Official



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

2/1/2021 11:47:22 AM

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

Permit No.: Permit 4-4293  
 Receipt No.: 016340  
 E8250-02-000-0123-00

- PENA JOSE JAVIER
- 2709 QUEBEC
- MCALLEN , TX 78504
- (956) 777-0158
- (956) 272-3560
- [1] Contractor: A ONE
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2500Sq.Ft.
- [5] Legal Description: EVERGREEN VALLEY ESTATES PH 2 LOT  
123
- [6] Location: val verde and davis
- [7] Sewage: N/A
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$125000
- [10] Flood Zone: Zone X


Community Panel Number: 4803340325D  
 Precinct: 4  
 Certification of Elevation Required: No  
 Setbacks: Front 50', Rear 35', Side 6', Side 6', Corner '  
 Special Conditions: must comply with all setbacks and regulations required by the hcpd  
 Description: Permit 4-4293  
 Price: \$30.00  
**Total Amount.....\$30.00**  
 Method of Payment: Cash  
 Check/M.O.#:  
 Payment: \$30  
 Change Due: \$0.00  
 Application: peter.hernandez  
 Inspector: danny.sanchez  
 Receipt: peter.hernandez

  
 Cashier  
2/1/2021  
 Date

**ID# 697637**

[NOTICE]

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 Signature of Owner or Applicant

2/01/21  
 Date

Capital Title  
20-533645-ED

After Recording Return To:  
JOSE JAVIER PENA  
2709 QUEBEC  
MCALLEN, TEXAS 78503

**TEXAS GENERAL WARRANTY DEED**  
With Vendor's Lien

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

Effective Date: January 8, 2021  
Grantor (whether one or more): MISAEAL QUE-HEREDIA and Melissa Suarez Que, a married couple  
Grantee (whether one or more): JOSE JAVIER PENA, A SINGLE MAN  
Grantee's Mailing Address: 2709 QUEBEC  
MCALLEN, TEXAS 78503

Consideration:  
Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, including a note of the same date in the principal amount of ONE HUNDRED EIGHTY-THREE THOUSAND SIX HUNDRED AND NO/100 Dollars (\$183,600.00) (the "Note"), executed by the Grantee and payable to the order of LIBRA ENTERPRISES, LLC DBA CONSTRUCTION FINANCIAL SOLUTIONS (the "Lender"). The Note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of the Lender, and by a deed of trust of the same date from the Grantee to ALLAN B. POLUNSKY, Trustee for the benefit of the Lender.

Property (including improvements):  
That certain property located in HIDALGO County, Texas to-wit: LOT 123, EVERGREEN VALLEY ESTATES PHASE II, AN ADDITION TO HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 47, PAGES 85-97, OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS.

Reservations from Conveyance: The first and superior vendor's lien and superior title to secure payment of the Note.

Exceptions to Conveyance and Warranty:  
Liens described as part of the Consideration and any other liens described in this deed as being either assumed or to which title is taken subject to; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, or matters apparent from those instruments, including reservations outstanding in parties other than Grantor, other than conveyances of the surface fee estate, that affect the Property; any discrepancies or conflicts in boundary lines; any encroachments or overlapping of improvements; and taxes for the current year and subsequent years, which Grantee assumes and agrees to pay any subsequent assessments for the current year and prior 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 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 wise belonging; To Have and To Hold unto Grantee, and Grantee's heirs, successors and assigns, forever. Grantor, and Grantor's heirs, successors and assigns, shall 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.

The Lender, at Grantee's request, has paid in cash to Grantor the 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 the Lender, and are transferred to the Lender without recourse against Grantor.

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

Executed to be effective as of the Effective Date.

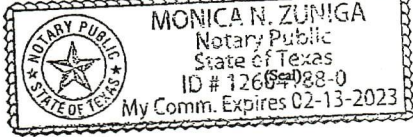
Misael 01/8/2021 Melissa & Alice 11/8/2021  
MISAEAL QUE-HEREDIA Date Melissa Suarez Que Date

Acknowledgements

Individual

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on Jan. 8 2021, by  
MISAEAL QUE-HEREDIA and Melissa Suarez Que



Notary Public  
Printed Name:

*[Handwritten Signature]*

Individual

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_, by  
\_\_\_\_\_

(Seal)

Notary Public  
Printed Name:

Corporate/Partnership

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_, by  
of \_\_\_\_\_, on its behalf.

(Seal)

Notary Public  
Printed Name:



# 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: 4-8643

### 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 Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		(EX 187)
Date Approved:	1 / 1	7 / 18 / 24

Name: Mario E Gonzalez

Address: 9916 Calle Paris  
Edinburg TX  
78542

Phone: (509) 855-1626

Water Supplier: Nort Alamo Water Supply

Utility Provider:  M.V.E.C.      AEP

Account/ESI No.: 1000113951  
 Temporary Pole      Permanent Service

regarding the land described as:

Santa Cruz Ranches #2 Lot #5

on Aug 6, 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 11/24/04);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by [Signature]);
- 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     8/6/24  
Date

ATTEST: [Signature]  
Hidalgo County Clerk     AUG 06 2024  
Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 8/6/24



# 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: 4-8043

### 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: Maria E Gonzalez  
Address: 9916 Cella Paris  
Edinburg Tx 78542  
Phone: (509) 855-1626

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

Santa Cruz Ranches #2 Lot #5

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

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

[Signature]  
Requesting Party (Signature)

7/26/24  
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:

7/31/24  
Date

[Signature]  
County Official



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

7/18/2024 2:26:57 PM

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 4-8643  
 Receipt No.: 035938  
 S1753-02-000-0005-00

GONZALEZ JAVIER A & MARIA E  
 9916 CALLE PARIS  
 EDINBURG, TX 78542  
 (509) 855-1626  
 (509) 855-1626

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 29 Residential, move in or relocated building
- [4] Size of Structure: 1733Sq.Ft.
- [5] Legal Description: SANTA CRUZ RANCHES #2 LOT 5
- [6] Location: brushline and mile 22 1/2
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$16500
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D  
 Precinct: 4  
 Certification of Elevation Required: No  
 Setbacks: Front 118', Rear 35', Side NS10', Side SS6', Corner '  
 Special Conditions: must comply with all setbacks and regulations  
 required by the hcpd  
 Description: Permit 4-8643  
 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* 7/18/24  
 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.

*Maria E Gonzalez*  
 Signature of Owner or Applicant

7/18/24  
 Date

# SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

**Notice of confidentiality rights: If you are a natural person, you may remove or strike any of the following information from this instrument before it is filed for record in the public records: Your social security number or your driver's license number.**

Date: November 9, 2010

Grantor: Erlinda Lopez  
Grantor's Mailing Address:  
2601 Hilltop Dr. Apt. 1116  
Richmond, Ca 94806

Grantee: Javier A. Gonzalez and Maria E. Gonzalez

Grantee's Mailing Address (including county):  
PO Box 447  
Edinburg, Texas 78540  
Hidalgo County, Texas

Consideration: Ten Dollars and other valuable consideration paid by Grantee to Grantor, the receipt of which is hereby acknowledged, and the further consideration of a note of even date that is in the principal amount of Forty-Three Thousand Five Hundred Dollars and No Cents (\$43,500.00), and is executed by Grantee, payable to the order of Grantor (the "Purchase Note"). The Purchase Note is secured by a vendor's lien retained in this deed and by a deed of trust of even date to Kyle D. Ruppert, Trustee.

Property (including any improvements):

Lot(s) 5, Santa Cruz Ranches No. 2 Subdivision, as shown by the map or plat thereof recorded in Volume 46, Pages 133-137, Map Records, Hidalgo County, Texas

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 swale requirements, and other matters shown on the plat of Santa Cruz Ranches No. 2 Subdivision, as shown on the plat thereof, recorded in Volume 46, Pages 133-137, Map records of Hidalgo County, Texas; and
12. Subdivision Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas affecting the subject property.

**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.


If the Property is subject to an existing Lease for oil and gas, or oil, gas and other minerals, Grantor is entitled to receive the royalties and other benefits that are associated with the Property and payable under the Lease.

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.

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

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

BY:   
Erlinda Lopez

(Acknowledgment)

State Of California

This instrument was acknowledged before me on the \_\_\_\_ day of December, 2010, Erlinda Lopez.

\_\_\_\_\_  
Notary Public, State of California

**PLEASE SEE ATTACHED  
CA ACKNOWLEDGMENT**

AFTER RECORDING RETURN TO:

Software by ReMerge-It, LLC  
(956) 630-9401  
Sales@ReMerge-It.com

Kyle Ruppert,  
P.O. Box 959  
Edinburg, Texas 78540-0959



# 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: 4-810403

### 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:	/ /	07/29/24

Name: Eliamar Ramirez

Address: 23661 Brushline Rd  
Edinburg TX  
78542

Phone: 956-239-0059

Water Supplier: North Alamo Water Supply C.

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

Account/ESI No.: 1000113235  
[ ] Temporary Pole  Permanent Service

regarding the land described as: Acct #1  
Santa Cruz #01 Lot 5 Brushline Rd.

on Aug 6, 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 5/15/02);
- 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 MRamirez);
- 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 MRamirez);
- 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 MRamirez);
- 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  
Date 8/6/24

APPROVED BY  
COMMISSIONERS COURT  
ON: 8/6/24

ATTEST: [Signature]  
Hidalgo County Clerk  
Date AUG 06 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  
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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: 4-86603

### 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: Eliamar Ramirez

Address: 23661 Brushline Rd.  
Edinburg TX 78542

Phone: 956-239-0059

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

Santa Cruz <sup>Acres</sup> NO. 1 LOTS Brushline Rd.

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

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

Eliamar Ramirez 07-29-24  
Requesting Party (Signature) Date

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

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) Copy of 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:

7/31/24  
Date

[Signature]  
County Official



Chapter 232, Texas Local Government Code

7/26/2024 1:15:25 PM

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

Permit No.: Permit 4-8663

Receipt No.: 036034

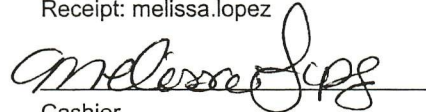
S1555-01-000-0005-00

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

RAMIREZ ELIAMAR  
23661 BRUSHLINE RD  
EDINBURG, TX 78542  
(956) 239-0059  
(956) 239-0059

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 29 Residential, move in or relocated building
- [4] Size of Structure: 875Sq.Ft.
- [5] Legal Description: SANTA CRUZ ACRES #1 LOT 5
- [6] Location: BENITO A RAMIREZ RD & BRUSHLINBE RD
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$20000
- [10] Flood Zone: Zone X


Community Panel Number: 4803340325D  
 Precinct: 4  
 Certification of Elevation Required: No  
 Setbacks: Front 25', Rear 35', Side 6', Side 6', Corner '  
 Special Conditions: MUST COMPLY WITH ALL SETBACKS AND REGULATIONS REQUIRED BY THE HCPD  
 Description: Permit 4-8663  
 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

7/26/24  
 \_\_\_\_\_  
 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

7/26/24  
 \_\_\_\_\_  
 Date

## General Warranty Deed

**Date:** March 19, 2021

**Grantor:** Elodia Vera Gonzalez

**Grantor Mailing Address:**

5836 North Doolittle Road  
Edinburg, Texas 78542-6342

**Grantee:** Eliamar Ramirez

**Grantee Mailing Address:**

5409 East FM 2812  
Edinburg, Texas 78542

**Consideration:**

ZERO DOLLARS AND ZERO CENTS (\$0.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

**Property (including any improvements):**

**Santa Cruz Acres No. 1 Lot 5, Brushline Road, an addition to the city of Edinburg, Hidalgo County, Texas according to the map or plat thereof recorded in 17H Volume 39, Page 187-18, Map Records, Hidalgo County, Texas.**

**Reservations from Conveyance:**

None

**Exceptions to Conveyance and Warranty:**

Easements, right 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 any 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 Hidalgo County Water District, if any, in which the property is located; taxes for 2021, the payment of which Grantee assumes; and subsequent assessments for that and prior 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 Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with 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 singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or nay part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

GRANTEE IS TAKING THE PROPERTY IN AN ARMS-LENGTH AGREEMENT BETWEEN THE PARTIES THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES, EXCEPT FOR THOSE CONTAINED IN THIS DEED. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION AND THE REPRESENTATIONS AND WARRANTIES EXPRESSLY CONTAINED IN THIS DEED.

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

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

By: Elodia Vera Gonzalez  
Elodia Vera Gonzalez

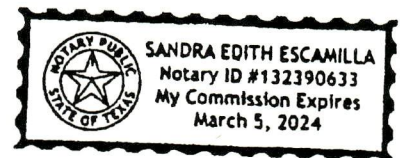
STATE OF TEXAS       §  
                                  §  
COUNTY OF HIDALGO   §

BEFORE ME, the undersigned authority, on this day personally appeared, **ELODIA VERA GONZALEZ**, known to me to be the person whose name is subscribed to the foregoing document, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 19<sup>th</sup> day of March, 2021.

[Signature]  
Notary Public in and for the State of Texas

My commission expires: 03/05/24



**PREPARED IN THE OFFICE OF:  
AFTER RECORDING RETURN TO:**

**Amanda Saldaña  
Amanda Saldaña Law Firm, PLLC  
1508 S. Lone Star Way, Ste. 1  
Edinburg, Texas 78539  
Tel: (956) 607-6169**



# 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

OSSF  
Precinct 1 2 3 (4)

**Anthony Uresti**  
Director of Planning

Application No: N/A

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

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

Name: Jose Artero Jamezon

Address: 2001 N. Ruby St.  
Edinburg, TX  
78541

Phone: (956) 534-2202

Water Supplier: NAWSC.

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

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

regarding the land described as:

Jamezon Estates lots 1-2

on Aug 6, 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; (Date approved 08/06/24);  
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 Jen Seim);
- 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 Jen Seim);

[Signature]  
Planning Department Authorized Signature

[Signature]  
Hidalgo County Judge

8/6/24  
Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 8/6/24

ATTEST: [Signature]  
Hidalgo County Clerk

AUG 06 2024  
Date

# PLANNING DEPARTMENT

## County of Hidalgo



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

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

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

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: N/A

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

In my status and for the land indicated below, which is located outside of any municipality, I request that the Hidalgo County Commissioners Court make the determinations regarding plat and utility status described in Texas Local Government Code § 232.028(b) and issue a certificate of such determinations:

**PARTY MAKING REQUEST:**

Name: Jose Antero Jameson

Address: 2001 N. Ruby St.

Edinburg, Tx. 78541

Phone: (956) 534 - 2202

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

Jameson Estates

**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)

7/30/24  
Date

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

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

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

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

7/23/24  
Date

[Signature]  
County Official





# 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

OSSF

Precinct 1 2 3 4

**Anthony Uresti**  
Director of Planning

Application No: N/A

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

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

Name: Sergio Garcia Padilla

Address: 4904 Mission St.  
Edinburg, TX  
78542

Phone: (956) 378-3894

Water Supplier: NAWSC.

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

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

regarding the land described as: GTO lot 1.

on Aug 6, 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 8/6/24);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by Aln Seria);
- 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 Aln Seria);
- 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 Aln Seria);

Anthony Uresti  
Planning Department Authorized Signature

Richard F. Carter  
Hidalgo County Judge

8/6/24  
Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 8/6/24

ATTEST: Antonio Hernandez Jr.  
Hidalgo County Clerk

AUG 06 2024  
Date



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 12-21-23

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: N/A

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

In my status and for the land indicated below, which is located outside of any municipality, I request that the Hidalgo County Commissioners Court make the determinations regarding plat and utility status described in Texas Local Government Code § 232.028(b) and issue a certificate of such determinations:

**PARTY MAKING REQUEST:**

Name: Sergio Garcia Padilla  
Address: 4904 Mission st  
Edinburg, tx 78542  
Phone: 956-378-3894

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

ATO

**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)

05-15-2024  
Date

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

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

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

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

7/23/24  
Date

[Signature]  
County Official





# 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

OSSF

Precinct 1 2 3 4

**Anthony Uresti**  
Director of Planning

Application No: N/A

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

C+N Farm LLC.

Name: Tilmin Welch, manager

Address: 906 Big Horn Dr.  
Edinburg, TX  
78542

Phone: (956) 3860724

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

Water Supplier: NAWSC.

Utility Provider:  M.V.E.C.      AEP

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

regarding the land described as: Tierra Roosevelt lots 1-25.

on AUG 6, 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 6/11/24);

(verified by Tilmin Welch);

(verified by [Signature]);

(verified by [Signature]);

(verified by Tilmin Welch);

[Signature]  
Planning Department Authorized Signature

[Signature]  
Hidalgo County Judge     8/6/24  
Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 8/6/24 [Signature]

ATTEST: [Signature] AUG 06 2024  
Hidalgo County Clerk     Date



# PLANNING DEPARTMENT

Rev. 7-24-23

## County of Hidalgo

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

Precinct 1 2 3 4

**Anthony Uresti**  
Assistant Director

Application No: N/A

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

In my status and for the land indicated below, which is located outside of any municipality, I request that the Hidalgo County Commissioners Court make the determinations regarding plat and utility status described in Texas Local Government Code § 232.028(b) and issue a certificate of such determinations:

**PARTY MAKING REQUEST:**

**Name:** C&N Farmc, LLC  
Tillmin Welch, Manager

**Address:** 906 Big Horn Dr.  
Edinburg, TX 78542

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

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

**Tierra Roosevelt:** A 17.51 acre tract of land being a part or portion of Block 92, La Blanca Agricultural Company's Subdivision "B" and all of Lot 1, and a part or portion of Lot 2, Engelman Resubdivision of Block 93, La Blanca Agricultural Company's Subdivision "B"

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

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

*Tillmin Welch*  
Requesting Party (Signature)

4-22-2024  
Date

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

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

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

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

7/23/24  
Date

*[Signature]*  
County Official





# 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

OSSF

Precinct 1 2 3 (4)

**Anthony Uresti**  
Director of Planning

Application No: N/A

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Name: TARS Development LLC

Address: PO Box 720094  
McAllen, TX  
78504

Phone: (956) 222-8135

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

Water Supplier: HAWSC.

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

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

regarding the land described as: TARS NO. 3 lots 1-7

on Aug 6, 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 6/20/24);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by Jim Serin);
- 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 Jim Serin);
- 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 Jim Serin);

[Signature]  
Planning Department Authorized Signature

[Signature]  
Hidalgo County Judge

8/6/24  
Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 8/6/24

ATTEST: [Signature]  
Hidalgo County Clerk

AUG 06 2024  
Date



# PLANNING DEPARTMENT

Rev. 7-24-23

## County of Hidalgo

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

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

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

**Precinct 1 2 3 4**

**Anthony Uresti**  
Assistant Director

Application No: NA

### 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:** TARS DEVELOPMENT LLC

**Address:** PO BOX 720096  
MCALLEN, TX 78504

**Phone:** 956-222-8135

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

Tars No. 3

**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)

6-4-24  
Date

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

- Deed
- Executory Contract
- Lease

- Rent Receipt
- Affidavit
- Other (describe) Copy of subd plat

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

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

7/23/24  
Date

[Signature]  
County Official

# SUBDIVISION PLAT OF PARS NO. 3 SUBDIVISION

A 160 ACRES TRACT OUT OF LAND BEING ALL OF LOT 58, BETA SUBDIVISION, DOCUMENT NO. 3171050, BY WARRANTY DEED WITH VENDOR'S LEASE, RECORDED IN DATED DECEMBER 1, 2020, DEED RECORDED IN VOLUME 6, PAGE 7, MAP RECORDS, HIDALGO COUNTY, TEXAS.

MAPS AND BOUNDS

A HIDEALGO COUNTY ORDER, DATED FEBRUARY 24, 2021, AT 10:30 A.M., HAS BEEN FILED IN THE PUBLIC RECORDS OF HIDALGO COUNTY, TEXAS, AND THE ORDER HAS BEEN RECORDED IN VOLUME 6, PAGE 7, MAP RECORDS, HIDALGO COUNTY, TEXAS. THE ORDER IS A WRIT OF HABEAS CORPUS, GRANTING THE ORDER TO THE HIDEALGO COUNTY ORDER, DATED FEBRUARY 24, 2021, AT 10:30 A.M., HAS BEEN FILED IN THE PUBLIC RECORDS OF HIDALGO COUNTY, TEXAS, AND THE ORDER HAS BEEN RECORDED IN VOLUME 6, PAGE 7, MAP RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF STARR

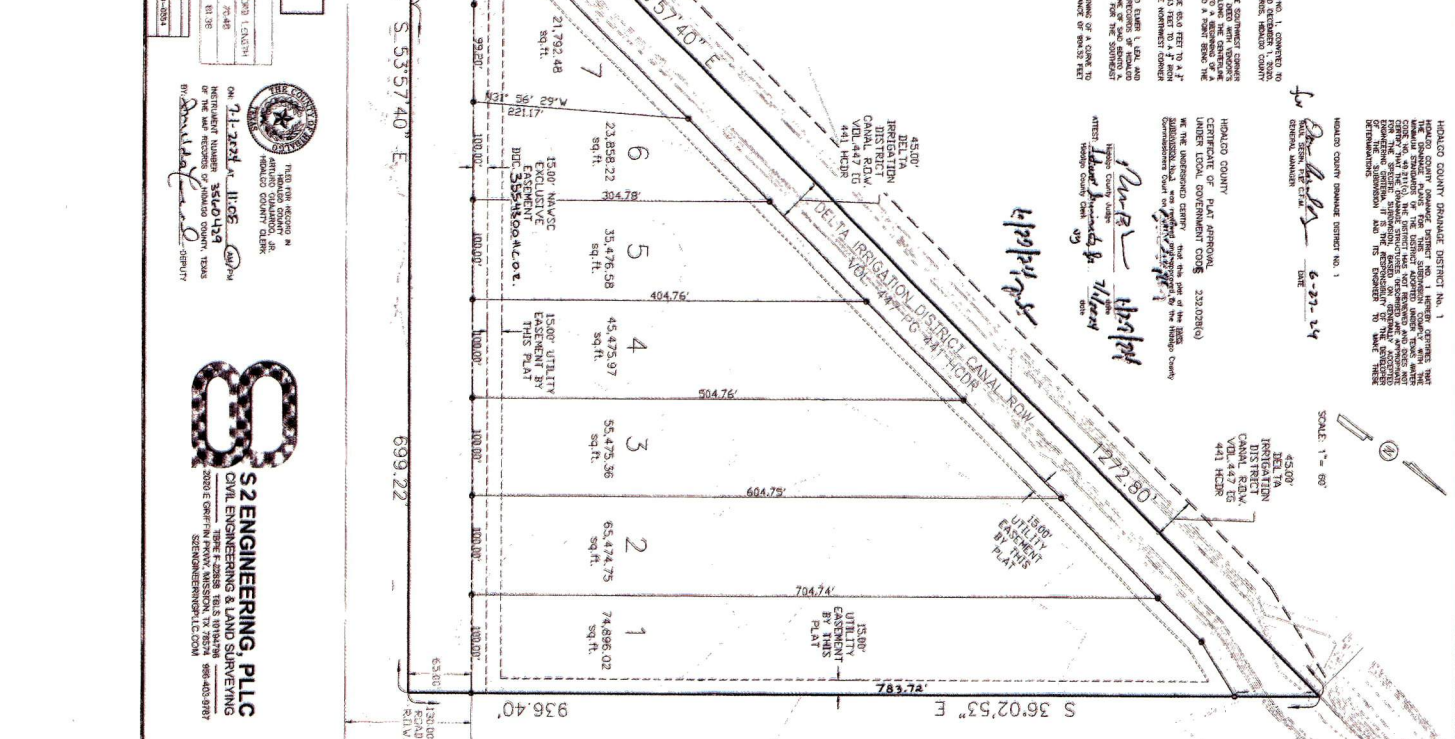
I, **CLARENCE**, a resident of the County of Starr, State of Texas, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the public records of the County of Starr, State of Texas.

**CLARENCE**  
COUNTY CLERK

**CLARENCE**  
COUNTY CLERK

**CLARENCE**  
COUNTY CLERK

LINE	LENGTH	BEARING	AREA
1	81'02".20"	S 81°02'20"	8,931.12
2	242'84"	CH=242.84'	2,444.70
3	572'96"	L=244.70'	5,729.96
4	244'70"	CH=242.84'	2,444.70
5	572'96"	L=244.70'	5,729.96
6	244'70"	CH=242.84'	2,444.70
7	572'96"	L=244.70'	5,729.96



HIDALGO COUNTY ORDER DISTRICT NO. 1  
ORDER NO. 2021-010  
DATED FEBRUARY 24, 2021

DELA IRRIGATION DISTRICT  
CANAL ROW  
441 FEET

DELA IRRIGATION DISTRICT  
CANAL ROW  
441 FEET

DELA IRRIGATION DISTRICT  
CANAL ROW  
441 FEET

DELA IRRIGATION DISTRICT  
CANAL ROW  
441 FEET

DELA IRRIGATION DISTRICT  
CANAL ROW  
441 FEET

DELA IRRIGATION DISTRICT  
CANAL ROW  
441 FEET

DELA IRRIGATION DISTRICT  
CANAL ROW  
441 FEET

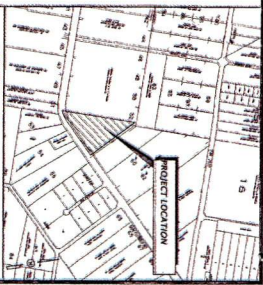
PLAT NOTES AND RESTRICTIONS:  
1. ALL CONVEYANCES SHALL BE SUBJECT TO THE EASEMENTS AND RESTRICTIONS SET FORTH IN THE INSTRUMENTS REFERRED TO IN THESE NOTES.  
2. THE AREA SHOWN AS RESERVED FOR THE DELTA IRRIGATION DISTRICT CANAL ROW IS 441 FEET WIDE AND IS SUBJECT TO THE EASEMENTS AND RESTRICTIONS SET FORTH IN THE INSTRUMENTS REFERRED TO IN THESE NOTES.  
3. THE AREA SHOWN AS RESERVED FOR THE DELTA IRRIGATION DISTRICT CANAL ROW IS 441 FEET WIDE AND IS SUBJECT TO THE EASEMENTS AND RESTRICTIONS SET FORTH IN THE INSTRUMENTS REFERRED TO IN THESE NOTES.  
4. THE AREA SHOWN AS RESERVED FOR THE DELTA IRRIGATION DISTRICT CANAL ROW IS 441 FEET WIDE AND IS SUBJECT TO THE EASEMENTS AND RESTRICTIONS SET FORTH IN THE INSTRUMENTS REFERRED TO IN THESE NOTES.  
5. THE AREA SHOWN AS RESERVED FOR THE DELTA IRRIGATION DISTRICT CANAL ROW IS 441 FEET WIDE AND IS SUBJECT TO THE EASEMENTS AND RESTRICTIONS SET FORTH IN THE INSTRUMENTS REFERRED TO IN THESE NOTES.  
6. THE AREA SHOWN AS RESERVED FOR THE DELTA IRRIGATION DISTRICT CANAL ROW IS 441 FEET WIDE AND IS SUBJECT TO THE EASEMENTS AND RESTRICTIONS SET FORTH IN THE INSTRUMENTS REFERRED TO IN THESE NOTES.  
7. THE AREA SHOWN AS RESERVED FOR THE DELTA IRRIGATION DISTRICT CANAL ROW IS 441 FEET WIDE AND IS SUBJECT TO THE EASEMENTS AND RESTRICTIONS SET FORTH IN THE INSTRUMENTS REFERRED TO IN THESE NOTES.  
8. THE AREA SHOWN AS RESERVED FOR THE DELTA IRRIGATION DISTRICT CANAL ROW IS 441 FEET WIDE AND IS SUBJECT TO THE EASEMENTS AND RESTRICTIONS SET FORTH IN THE INSTRUMENTS REFERRED TO IN THESE NOTES.  
9. THE AREA SHOWN AS RESERVED FOR THE DELTA IRRIGATION DISTRICT CANAL ROW IS 441 FEET WIDE AND IS SUBJECT TO THE EASEMENTS AND RESTRICTIONS SET FORTH IN THE INSTRUMENTS REFERRED TO IN THESE NOTES.  
10. THE AREA SHOWN AS RESERVED FOR THE DELTA IRRIGATION DISTRICT CANAL ROW IS 441 FEET WIDE AND IS SUBJECT TO THE EASEMENTS AND RESTRICTIONS SET FORTH IN THE INSTRUMENTS REFERRED TO IN THESE NOTES.

**DELA IRRIGATION DISTRICT DRAINAGE STATEMENT:**  
THE UNDERSIGNED COUNTY CLERK OF HIDALGO COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS THE SAME APPEARS IN THE PUBLIC RECORDS OF THE COUNTY OF HIDALGO, TEXAS.

**DELA IRRIGATION DISTRICT:**  
THE UNDERSIGNED COUNTY CLERK OF HIDALGO COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS THE SAME APPEARS IN THE PUBLIC RECORDS OF THE COUNTY OF HIDALGO, TEXAS.

**STATE OF TEXAS:**  
THE UNDERSIGNED COUNTY CLERK OF HIDALGO COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS THE SAME APPEARS IN THE PUBLIC RECORDS OF THE COUNTY OF HIDALGO, TEXAS.

**NOTARY PUBLIC:**  
THE UNDERSIGNED COUNTY CLERK OF HIDALGO COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS THE SAME APPEARS IN THE PUBLIC RECORDS OF THE COUNTY OF HIDALGO, TEXAS.



**LOCATION MAP:**  
SCALE: 1" = 1000'

**NOTARY PUBLIC:**  
THE UNDERSIGNED COUNTY CLERK OF HIDALGO COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS THE SAME APPEARS IN THE PUBLIC RECORDS OF THE COUNTY OF HIDALGO, TEXAS.

**STATE OF TEXAS:**  
THE UNDERSIGNED COUNTY CLERK OF HIDALGO COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS THE SAME APPEARS IN THE PUBLIC RECORDS OF THE COUNTY OF HIDALGO, TEXAS.

**NOTARY PUBLIC:**  
THE UNDERSIGNED COUNTY CLERK OF HIDALGO COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS THE SAME APPEARS IN THE PUBLIC RECORDS OF THE COUNTY OF HIDALGO, 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

OSSF

Precinct 1 2 3 4

**Anthony Uresti**  
Director of Planning

Application No: N/A

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Name: Renato D+  
Noelia B. Hernandez

Address: 1606 Southland  
street weslaco, TX  
78596

Phone: (956) 343-2868

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

Water Supplier: City of Weslaco

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

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

regarding the land described as:

Lemon Blossom Estates lots 1-2,

on Aug 6, 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 6/20/24);  
Junsein Cruz  
(verified by Junsein Cruz);

(verified by [Signature]);

(verified by [Signature]);

(verified by Junsein Cruz);

[Signature]  
Planning Department Authorized Signature

[Signature]  
Hidalgo County Judge

8/6/24  
Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 8/6/24

ATTEST: [Signature]  
Hidalgo County Clerk

AUG 06 2024  
Date



# PLANNING DEPARTMENT

Rev. 7-24-23

## County of Hidalgo

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

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

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

Precinct 1 2 3 ④

**Anthony Uresti**  
Assistant Director

Application No: \_\_\_\_\_

### 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:** Renato D. & Noelia B. Hernandez

**Address:** 1606 Southland Street

Weslaco, TX 78596

**Phone:** 956-343-2868

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

Wagon Blossom Estates

#### 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] 10-5-23  
Requesting Party (Signature) Date

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

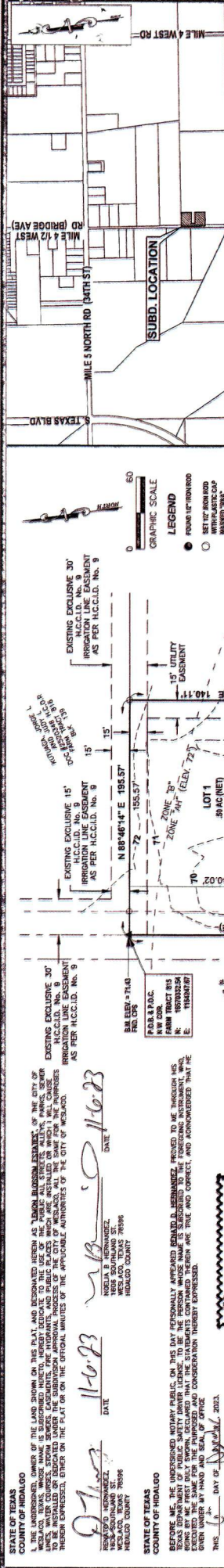
- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) copy of Subst. plat

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

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

7/31/24  
Date

[Signature]  
County Official



STATE OF TEXAS, COUNTY OF HIDALGO, CITY OF MESQUITE. SUBD. LOCATION. MILE 4 WEST RD (S BRIDGE AVE), MILE 5 NORTH RD (34TH ST), MILE 4 WEST RD.

LEMON BLOSSOM ESTATES SUBDIVISION IS LOCATED WITHIN HIGHLAND COUNTY, TEXAS, PREVIOUSLY RECORDED IN THE PUBLIC RECORDS OF HIGHLAND COUNTY, TEXAS, UNDER INSTRUMENT NO. 201,200.

METES & BOUNDS. BEING 3.00 ACRES OF LAND SITUATED IN HIGHLAND COUNTY, TEXAS, AND BEING OUT OF FARM TRACT 815, BLOCK 159 OF HIGHLAND COUNTY, TEXAS, AS SHOWN ON THE PLAT OF SAID FARM TRACT 815, BLOCK 159, RECORDED IN THE PUBLIC RECORDS OF HIGHLAND COUNTY, TEXAS, UNDER INSTRUMENT NO. 201,200.

COUNTY CLERK'S RECORDING CERTIFICATE. This certificate was filed for record at 10:00 AM on 11-13-2023 and was recorded in BOOK 20 SHEETS 1-3-2023.

Document No: 2561156. Signed by the County Clerk.

GENERAL NOTES. 1. THIS SUBDIVISION IS IN FLOOD ZONE 'A' AND 'X'...

APPROVED BY DRAINAGE DISTRICT. HIGHLAND COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE AS APPLIED TO THE DISTRICT.

APPROVED BY ENGINEER. I, the undersigned, a Registered Professional Engineer in the State of Texas, hereby certify that the plans and specifications submitted to me for the design of water for this subdivision are true and correct.

APPROVED BY SURVEYOR. I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, hereby certify that the plat is true and correct and is prepared from an actual survey on the ground.

APPROVED BY COMMISSIONER'S COURT. APPROVED BY COMMISSIONER'S COURT 7-2-2024.

APPROVED BY ENGINEER. I, the undersigned, a Registered Professional Engineer in the State of Texas, hereby certify that the plans and specifications submitted to me for the design of water for this subdivision are true and correct.

APPROVED BY SURVEYOR. I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, hereby certify that the plat is true and correct and is prepared from an actual survey on the ground.

APPROVED BY ENGINEER. I, the undersigned, a Registered Professional Engineer in the State of Texas, hereby certify that the plans and specifications submitted to me for the design of water for this subdivision are true and correct.

APPROVED BY SURVEYOR. I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, hereby certify that the plat is true and correct and is prepared from an actual survey on the ground.

APPROVED BY ENGINEER. I, the undersigned, a Registered Professional Engineer in the State of Texas, hereby certify that the plans and specifications submitted to me for the design of water for this subdivision are true and correct.

APPROVED BY SURVEYOR. I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, hereby certify that the plat is true and correct and is prepared from an actual survey on the ground.

CRUZ - HOGAN ENGINEERS, PLLC. 605 E. MOLET AVE. SUITE 1. MESQUITE, TX 75049. (972) 882-2422.



# PLANNING DEPARTMENT

Rev. 12-21-23

## County of Hidalgo

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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

OSSF

Precinct 1 2 3 (4)

**Anthony Uresti**  
Director of Planning

Application No: N/A

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Name: RBR Development  
And Investments LLC  
Address: 931 S. McColl Rd.  
Ste A. Edinburg, TX  
78542  
Phone: (956) 330-9837

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

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

regarding the land described as: RBR NO. 5 10ts 185

on Aug. 6, 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; (Date approved 4/2/24);
- 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 Tim Serrin);
- 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 Tim Serrin);

Anthony Uresti  
Planning Department Authorized Signature

Richard F. Carter  
Hidalgo County Judge

8/6/24  
Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 8/6/24

ATTEST: Antonio Guajardo  
Hidalgo County Clerk

8/6/24  
Date



# PLANNING DEPARTMENT

Rev. 7-24-23

## County of Hidalgo

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

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

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

Precinct 1 2 3 4

**Anthony Uresti**  
Director of Planning

Application No: N/A

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

In my status and for the land indicated below, which is located outside of any municipality, I request that the Hidalgo County Commissioners Court make the determinations regarding plat and utility status described in Texas Local Government Code § 232.028(b) and issue a certificate of such determinations:

#### PARTY MAKING REQUEST:

Name: RBR DEVELOPMENT AND INVESTMENTS LLC

Address: 931 S McColl Rd. Ste A, Edinburg, Texas 78539

Phone: 956-330-9837

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

48.79-ac tract of land comprised of 15 ac out of lot 1 block 62, and 33.79 acres out of lot 4 block 61, Alamo land and sugar company subdivision. RBR NO. 5

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

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

[Signature]  
Requesting Party (Signature)

2/2/24  
Date

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

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

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

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

7/19/24  
Date

[Signature]  
County Official





# PLANNING DEPARTMENT

Rev. 12-21-23

## County of Hidalgo

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Weslaco, TX 78596  
956-968-4734

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

Sewer

Precinct 1 2 3 4

**Anthony Uresti**  
Director of Planning

Application No: N/A

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Name: Trey Canteras  
L.P.

Address: 1410 N. FM 493  
Donna, TX 78537

Phone: (956) 464-4431

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

Water Supplier: N/AWSC.

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

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

regarding the land described as:

Cantera Hermosa Ph. 5 lots 1-77

on Aug 6, 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;
- 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;
- 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;
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(Date approved 6/11/24);  
 (verified by Jensen);  
 (verified by [Signature]);  
 (verified by [Signature]);  
 (verified by Jensen);

Anthony Uresti  
Planning Department Authorized Signature

Ricardo F. Lopez  
Hidalgo County Judge

8/6/24  
Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 8/6/24

ATTEST: [Signature]  
Hidalgo County Clerk

8/6/24  
Date



# PLANNING DEPARTMENT

Rev. 12-21-23

## County of Hidalgo

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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: N/A

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

In my status and for the land indicated below, which is located outside of any municipality, I request that the Hidalgo County Commissioners Court make the determinations regarding plat and utility status described in Texas Local Government Code § 232.028(b) and issue a certificate of such determinations:

**PARTY MAKING REQUEST:**

**Name:** Tres Canteras, L.P.

**Address:** 1410 N. FM 493

Donna, Texas 78537

**Phone:** (956) 464-4431

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

See attached Warranty Deed Cantera Hermosa Ph.5

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

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

John Mays  
Digitally signed by John Mays  
DN: cn=John Mays, email=jmays@canteradevelopment.com, c=AD, o=Cantera Development  
Date: 2024.05.02 11:08:49 -0800  
Requesting Party (Signature)

5/2/24  
Date

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

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

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

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

7/19/24  
Date

[Signature]  
County Official

