



OFFICE OF THE COUNTY JUDGE  
County of Hidalgo

RICHARD F. CORTEZ  
County Judge

**CERTIFICATES OF PLAT APPROVALS – CONSENT AGENDA**

**COMMISSIONERS COURT AGENDA FOR January 28th, 2025**

Approval of the following Certificates:

- Certificates of Plat & Utility Status under Local Government Code Section 232.028 (b)
- Certificates of Residence Construction under Local Government Code Section 232.029 ©
- Certificates of Water Service Availability under Local Government Code Section (c) (2)

CERTIFICATES OF PLAT & UTILITY STATUS	<u>2</u>
CERTIFICATES OF RESIDENCE CONSTRUCTION	<u>0</u>
CERTIFICATES OF WATER SERVICE AVAILABILITY	<u>1</u>
<b>TOTAL CERTIFICATES</b>	<b><u>3</u></b>

SUBMITTAL DATE	FOR APPROVAL BY		LOT	BLOC K	PERMIT #	REQUES T	ROUTING STAFF	RETURNED DATE BY C.COURT	RECEIVED BY STAFF
	C.COURT ON	1/28/25							
1/3/2025	ALMA CASTANEDA	4GC RANCH	01		4-9221	LIGHT	MC		
	D' GARZA CONST.								
1/7/2025	GARZA	PUEBLO ESTATESUT 1	32		4-9122	WATER	MC		

AI-98124

Planning Department 4. A.

**CC CONSENT AGENDA SPECIAL MTG**

**Meeting Date:** 01/28/2025

**Submitted For:** Iliana Rocha, PLANNING DEPT. **Submitted By:** Iliana Rocha

**Department:** PLANNING DEPT.

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**Information**

**CAPTION**

1. Certificate of Water Service Availability under Texas Local Government Code Section 232.029 (c) (2)
2. Certificate of Plat and Utility Status under Texas Local Government Code Section 232.028 (b)

**BACKGROUND**

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**Fiscal Impact**

**Attachments**

ALMA CASTANEDA AGC RANCH LOT 1  
D GARZA CONSTRUCTION HERIBERTO GARZA  
AURORA MARTINEZ BASHAM NO.34 LOT 4

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**Form Review**

<b>Inbox</b>	<b>Reviewed By</b>	<b>Date</b>
Budget & Management	Veronica Ortiz	01/22/2025 04:52 PM
Final Approval	Monica Salinas	01/24/2025 05:50 PM
Form Started By: Iliana Rocha		Started On: 01/22/2025 04:45 PM
Final Approval Date: 01/24/2025		



# 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: 4-9221

### 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: Alma Castañeda

Address: 9711 N. Seminary Rd.  
Edinburg, TX 78541

Water Supplier: City of Edinburg

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

Phone: 956-341-9244

Account/ESI No.: N/A

Temporary Pole  Permanent Service

regarding the land described as:

460 RANCH LOT 1

on Jan 28, 2025, 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 10/29/24);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by [Signature]);
- NO an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by [Signature]);
- YES individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by [Signature]);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date  
**JAN 31 2025**

APPROVED BY  
COMMISSIONERS COURT  
ON: 1/28/25 BMS  
AI-95124

ATTEST:

Hidalgo County Clerk

Date



**PLANNING DEPARTMENT**  
**County of Hidalgo**

Rev. 12-21-23

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Mission, TX 78572  
956-205-7045

Precinct 1 2 3 4

**Anthony Uresti**  
Director of Planning

Application No: 4-9221

**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: Alma Castañeda

Address: 9711 N. Seminary Rd.  
Edinburg, Tx. 78541

Phone: 956-341-9244

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

Lot 1, 400C Ranch S/D

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

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

Alma Castañeda  
Requesting Party (Signature)

1-3-25  
Date

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

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

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

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

1/3/25  
Date

[Signature]  
County Official



COUNTY OF HIDALGO
PLANNING DEPARTMENT

Permit No.: Permit 4-9221
Receipt No.: 038425
F6080-00-000-0001-00

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

CASTANEDA ALMA D
9711 N SEMINARY RD
EDINBURG , TX 78541
(956) 341-9244
(956) 341-9244

- [1] Contractor: SELF
[2] Water System: City of Edinburg
[3] Class of Work: 25 Residential, new, Single Family Dwelling
[4] Size of Structure: 2453Sq.Ft.
[5] Legal Description: 4GC RANCH LOT 1
[6] Location: seminary and 2812
[7] Sewage: N/A
[8] Construction Type: Brick
[9] Est. Cost of Construction: \$90000
[10] Flood Zone: Zone X

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 40', Rear 15', Side 15', Side 15', Corner '
Special Conditions: must comply with all setbacks and regulations
required by the hcpd
Description: Permit 4-9221
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$40.00
Change Due: \$10.00
Application: alex.antons
Inspector: danny.sanchez
Receipt: alex.antons

Cashier (Signature)

Date 1/3/25

[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 (Signature)

Date 1-3-25

**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.**

**General Warranty Deed**

**Date:** September 1, 2022

**Grantor:** Romulo Rodriguez Perez, joined proforma with his wife, Araceli Rodriguez

**Grantor's Mailing Address:**

Romulo Rodriguez Perez  
1609 Calichera Rd.  
Edinburg, TX 78541

**Grantee:** Alma D. Castaneda, a married woman, as her separate property

**Grantee's Mailing Address:**

Alma D. Castaneda  
9711 Seminary Rd.  
Edinburg, TX 78541

**Consideration:**

Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, paid out of Grantee's separate funds.

**Property (including any improvements):**

A 1.682-Acre Tract of land out being out of the Westside of the West 5.00 acres out of East 15.0 acres of the West 37.5 acres of the Brazil Tract, as per map or plat thereof recorded in Volume 10, Page 34, Hidalgo County Map Records, County Clerk's Office of Hidalgo County, Texas, and further described in Warranty Deed via the Document No. 2008-1895062 recorded in the Official Records of Hidalgo County, Texas, reference to which is here made for all purpose, located on the North side of Calichera Road just West of Seminary Road intersection, is described by metes and bounds as follows:

The **POINT OF COMMENCEMENT (P.O.C.)** being at a half-inch iron rod found on the apparent existing North right-of-way line of said Calichera Road for the apparent Southeast corner of said West 5.0 acres; Thence, N 81° 29' 00" W, along an existing chainlink fence and with said Calichera Road existing North right-of-way line and the

apparent South lot line of said West 5.0 acres, a distance of 297.61 feet to a half-inch iron rod set with plastic cap stamped 2791 for the apparent Southeast corner of said 1.682-Acre Tract, and also being the **POINT OF BEGINNING (P.O.B.)** of said 1.682-Acre Tract of land herein described;

**THENCE**, N 81°29'00" W, along an existing chainlink fence and with said existing North right-of-way line of Calichera Road, and the apparent South lot line of said West 5.0 acres and of said 1.682-Acre Tract, a distance of 100.00 feet to a half-inch iron rod found at an existing chainlink fence corner for the apparent Southwest corner of said West 5.0 acres and of said 1.682-Acre Tract of land herein described;

**THENCE**, N 08°57'15" E, along an existing chainlink fence and with the apparent West lot line of said West 5.0 acres and of said 1.682-Acre Tract, a distance of 732.75 feet to a half-inch iron rod found for the apparent Northwest corner of said West 5.0 acres and of said 1.682-Acre Tract of land herein described;

**THENCE**, S 80°41'52" E, with the apparent North lot line of said West 5.0 acres and of said 1.682-Acre Tract, a distance of 100.00 feet to a half-inch iron rod set with plastic cap stamped 2791 for the apparent Northeast corner of said 1.682-Acre Tract of land herein described;

**THENCE**, S 08°57'15" W, with the apparent East lot line of said 1.682-Acre Tract, a distance of 732.15 feet to the said half-inch iron rod set with plastic cap stamped 2791 for the Southeast corner of said 1.682-Acre Tract of land herein described, and also being the **POINT OF BEGINNING (P.O.B.)**, containing a gross of 1.682 acres of land, more or less.

Bearing basis as per NAD 1983 State Plane Texas South FIPS 4205 Feet

**Reservations from Conveyance:**

None

**Exceptions to Conveyance and Warranty:**

Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2022, which Grantee assumes and agrees to pay, 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 all and singular the rights and appurtenances thereto in any

way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

**THIS INSTRUMENT WAS PREPARED BASED ON INFORMATION FURNISHED BY THE PARTIES, AND NO INDEPENDENT TITLE SEARCH HAS BEEN MADE.**

Romulo Rodrig-c2  
Romulo Rodriguez Perez

Araceli Rodriguez  
Araceli Rodriguez

ACCEPTED BY:

Alma Castaneda  
Alma D. Castaneda

STATE OF TEXAS )

COUNTY OF HIDALGO )

This instrument was acknowledged before me on September 2, 2022, by Romulo Rodriguez Perez and Araceli Rodriguez.

Leticia Balderas  
Notary Public, State of Texas



STATE OF TEXAS )

COUNTY OF HIDALGO )

This instrument was acknowledged before me on September 2, 2022, by Alma D. Castaneda.



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

PREPARED AND AFTER RECORDING  
RETURN TO THE OFFICE OF:

MEYER & GUERRERO, LLP  
308 North 15th St.  
McAllen, Texas 78501  
Tel: (956) 631-8121





# 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  
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Weslaco, TX 78596  
956-968-4734

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

Precinct 1 2 3 4

**Anthony Uresti**  
Director of Planning

Application No: 4-9122

### 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
<u>Rudolf R</u>	<u>Rudolf R</u>	<u>Rudolf R</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature
<u>For 100%</u>	<u>For 100%</u>	<u>FOR WATER ONLY</u>
Date Approved:	<u>1/8/25</u>	<u>1/8/25</u>

Name: D'Garza Construction LLC  
Heriberto Garza

Address: 415 W Campeche Ave  
Alton Tx ~~78572~~ 78573

Water Supplier: North Alamo water Supply Corporation

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

Phone: (956) 605-7355

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

regarding the land described as:

Lot 32, Pueblo Estate subdivision Unit No.1 Edinburg Tx

on Jan. 28, 2025, 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 11-22-05);
- 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 Mano Osh);
- 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 Rudolf R);
- 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 Rudolf R);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by Rudolf R);

Planning Department Authorized Signature

Hidalgo County Judge

Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 1/28/25 BNS  
AT - 98124

ATTEST:

Hidalgo County Clerk

Date

1/28/25  
JAN 31 2025

DB



# 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: 4-9122

### 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: D'Garza Construction LLC, Heriberto Garza

Address: ~~6001 Reymundo St~~ 415 W Campeche Ave  
~~Edinburg Tx 78542~~ Alton Tx 78573

Phone: (956) 605-7355

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

Lot. 32, Pueblo Estate subdivision Unit No.1 Edinburg Tx

STATUS OF PERSON OR ENTITY MAKING REQUEST: 6001 Reymundo St  
Edinburg Tx. 78542

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

Requesting Party (Signature)

1-8-25  
Date

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

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

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

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

04/10/25  
Date

  
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 4-9122  
Receipt No.: 037970  
P9286-01-000-0032-00

D' GARZA CONSTRUCTION LLC  
6001 REYMUNDO ST  
EDINBURG, TX 78542  
(956) 605-6237  
(956) 605-6237

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 01 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1703Sq.Ft.
- [5] Legal Description: PUEBLO ESTATES PH 1 LOT 32
- [6] Location: RAMSEYER RD & DOOLITTLE RD
- [7] Sewage: North Alamo WSC
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$150000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D  
Precinct: 4  
Certification of Elevation Required: No  
Setbacks: Front 25', Rear 25', Side 6', Side 6', Corner '  
Special Conditions: **MUST COMPLY WITH ALL SETBACKS AND REGULATIONS REQUIRED BY THE HCPD**  
Description: Permit 4-9122  
Price: \$30.00

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

Method of Payment: Check  
Check/M.O.#: 1114  
Payment: \$30  
Change Due: \$0.00  
Application: melissa.lopez  
Inspector: israel.lozoya  
Receipt: melissa.lopez

*Melissa Lopez* 12/2/24  
Cashier Date

10# 700733

[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

12-2-24  
\_\_\_\_\_  
Date

## GENERAL WARRANTY DEED

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

**Date:** April 19, 2024

**Grantor:** JUAN ANTONIO MANZANARES and spouse, BIANEY JHOVANY COLAZO

**Grantee:** D'GARZA CONSTRUCTION LLC, a Texas Limited Liability Company

**Grantee's Mailing Address: [include county]**

10001 Alcalá Ave.

\_\_\_\_\_

Mission, TX 78573

\_\_\_\_\_

**Consideration:**

TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

**Property (including any improvements):**

Lot 32, PUEBLO ESTATES SUBDIVISION UNIT NO. 1, an addition to the City of Edinburg, Texas, as shown by the map or plat thereof recorded in Volume 49, Pages 78-80, Map Records, Hidalgo County, Texas.

**Reservations from Conveyance:**

All oil, gas and other minerals as previously recorded in prior instruments, including but not limited to following:

Reservations of all oil, gas and other minerals as shown in instruments recorded in Volume 1822, Page 793, Deed Records of Hidalgo County, Texas; and in County Clerk File No. 2013-2379314, Official Records of Hidalgo County, Texas.

**Exceptions to Conveyance and Warranty:**

Liens, if any, described as part of the Consideration and any other liens described in this Deed as being either assumed or subject to which title is taken; validly existing

easements, rights-of-way and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing 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 arising from and existing by reason of Hidalgo County authority; and taxes for 2024, which Grantee assumes and agrees to pay, 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 all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

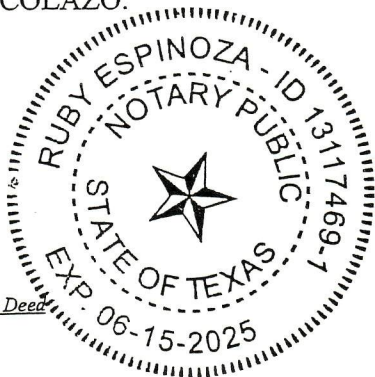
This document may be executed in several counterparts, each of which will be considered an original for conveyance purposes.

JUAN ANTONIO MANZANARES

BIANEY JHOVANY COLAZO

STATE OF TEXAS )  
COUNTY OF HIDALGO )

The above and foregoing instrument was acknowledged before me on this 19<sup>th</sup> day of April, 2024, by JUAN ANTONIO MANZANARES and BIANEY JHOVANY COLAZO.



Notary Public, State of Texas

<b>PLANNING DEPT. PCTS 3 WATER SERVICE AVAILABILTY</b>		
	<b>APPLICANT</b>	<b>APPLICATION NO.</b>
1.	AURORA MARTINEZ RIOS GONZALEZ	3-6974
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
	COMM. COURT: JANUARY 28, 2025	



# LETTER OF TRANSMITTAL

## Planning Department

**Anthony Uresti**  
Director of Planning

### Main Office

2818 S. Business Hwy 281  
Edinburg, Texas 78539  
Phone (956) 318-2840

### Precinct No. 1 Substation

1900 Joe Stephens Ave. Ste. A  
Weslaco, TX 78596  
Phone (956) 968-4734

### Precinct No. 3 Substation

2401 N. Moorefield Road  
Mission, Texas 78572  
Phone (956) 205-7045

DATE: 1/22/2025

TO: ILIANA ROCHA

SANDRA CANTU       ROY CANTU  
 PETER HERNANDEZ       \_\_\_\_\_

VIA: HAND DELIVERED

RE: AURORA MARTINEZ RIOS GONZALEZ

LEGAL DESCRIPTION: \_\_\_\_\_

LOT # \_\_\_\_\_ BLOCK# \_\_\_\_\_

LOCATION: \_\_\_\_\_

APPLICATION TYPE: LIGHT & WATER CERTIFICATE

**ATTACHED FIND THE FOLLOWING LISTED ITEMS FOR YOUR REVIEW AND APPROVAL:**

Converting building from \_\_\_\_\_ to a \_\_\_\_\_  
a \_\_\_\_\_

- |  |   |
|--|---|
| <input type="checkbox"/> Original Planning Application         | <input type="checkbox"/> New Construction               |
| <input type="checkbox"/> Copy of Deed                          | <input type="checkbox"/> Building under Construction    |
| <input type="checkbox"/> Site-plan                             | <input type="checkbox"/> ( 1 ) Set of Plans             |
| <input type="checkbox"/> Construction Plans                    | <input type="checkbox"/> Photos                         |
| <input type="checkbox"/> Moved-In Structure without permit     | <input type="checkbox"/> Mobile Cart (Unit)             |
| <input type="checkbox"/> Utility form ref.: Electrical Service | <input type="checkbox"/> Existing Structure             |
| <input type="checkbox"/> Utility form re.: T-Pole Service      | <input type="checkbox"/> Adding to an existing building |
| <input checked="" type="checkbox"/> Commissioners Court        | <input type="checkbox"/>                                |

1 Number of Applications

**Reason for Transmittal:**

For Review     Comments     Approval     For your use     As Requested

Received By \_\_\_\_\_ Date: \_\_\_\_\_

Comments: BASHAM #34 LOT 4



# 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: 36974  
12/12/24

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

Upon the application of:

Name: Aurora Martinez  
Rios De Gonzalez  
Address: 3600 Esther St.  
Mission, Tx  
78574  
Phone: (956) 391-6217

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	<u>Rios</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved: _____	_____	<u>SJ-709</u> <u>1/10/25</u>

Water Supplier: Sharyland  
Utility Provider: [ ] M.V.E.C. [X] AEP  
Account/ESI No.: 100327894-  
[ ] Temporary Pole [X] Permanent Service

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

Basham #34 Lot 4

[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 JAN. 28, 2025 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 Ante 1/10/25  
Planning Department Authorized Signature

Richard F. Carter 1/28/25  
Hidalgo County Judge Date

ATTEST: Anton Sanchez Jr. JAN 31 2025  
Hidalgo County Clerk Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 1/28/25  
AI-98124



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## **WARRANTY DEED**

**Date:** April 17, 2019

**Grantor:** BLANCA I. GONZALEZ AND HUSBAND NOE CRUZ BANUELOS

**Grantor's Mailing Address (including county):** 7408 Robert Michaels Street  
Mission, TX 78574  
Hidalgo County, Texas

**Grantees:** AURORA MARTINEZ RIOS AND HUSBAND ALEXIS URIEL GONZALEZ

**Grantee's Mailing Address (including county):** 4502 Ryan Andrews Ct.  
Mission, TX 78574  
Hidalgo County, Texas

**Consideration:** (\$10.00) TEN AND NO/100 DOLLARS and other good and valuable consideration.

**Property (including any improvements):**

LOT FOUR (4), BASHAM SUBDIVISION #34 HIDALGO COUNTY, TEXAS, BEING A RESUBDIVISION OF THE NORTH ½ OF LOT 201 AND THE SOUTH 5.83 ACRES OF LOT 203.

BENSTEN GROVES SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO MAP THEREOF RECORDED IN VOLUME 7, PAGE 13, MAP OF RECORDS OF HIDALGO COUNTY, TEXAS.

**Reservations from Conveyance:**

SUBJECT TO all oil, gas and mineral reservation of record;

SUBJECT TO all oil, gas and mineral leases of record;

SUBJECT TO easements, rights, rules and regulation in favor of Hidalgo County Irrigation District No. 6, and easements and restrictions as shown on the recorded map of the above described subdivision;

SUBJECT TO Highway easement in favor of Hidalgo County;

SUBJECT TO any and all current and future City, County, State building ordinances and/or zoning

Taxes and assessments by any taxing authority for the year 2019 and subsequent years, which

Grantee assumes and agrees to pay.

**Exemptions to Conveyance and Warranty:**

All of Record.

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

As a material part of the Consideration for this deed and Grantee agree that Grantee is taking the property "AS IS" with any and all latent and patent defects and that there is no warranty by Grantor that the property has a particular financial value or is fit for a particular purpose. Grantee acknowledges and stipulates that Grantee is not relying on any representation, statement, or other assertion with respect to the Property condition but is relying on Grantee's examination of the Property. Grantee takes the Property with express understanding and stipulation that there are no express or implied warranties.

No title or tax examination was requested in connection with the preparation of this document, nor was any made. This document was prepared based on the information provided by the parties. The preparer expresses no opinion on the title of this property.

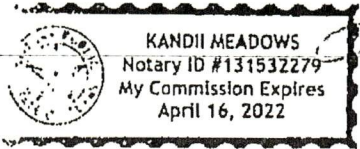
When the context requires, singular nouns and pronouns include the plural.

BY: Blanca I. Gonzalez  
BLANCA I. GONZALEZ

**ACKNOWLEDGMENT**

STATE OF TEXAS                   §  
  §  
COUNTY OF HIDALGO           §

This instrument was acknowledged before me on APRIL 17, 2019, by BLANCA I. GONZALEZ.

 Kandii Meadows  
Notary Public, State of Texas





COUNTY OF HIDALGO  
PLANNING DEPARTMENT

Permit No.: Permit 3-6974

Receipt No.: 038142

B1900-34-000-0004-00

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 Fax: 956-318-2844	Ph: 956-968-4734 Fax: 956-973-7850	Ph: 956-205-7045 Fax: 956-205-7049

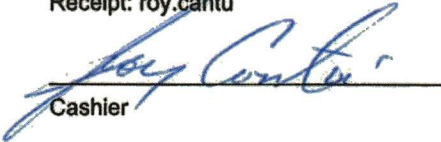
MARTINEZ RIOS AURORA & ALEXIS URIEL GONZALEZ  
3600 ESTHER STREET  
MISSION, TX 78574  
(956) 391-6217  
(956) 638-0036

Community Panel Number: 4803340290D  
Precinct: 3  
Certification of Elevation Required: No  
Setbacks: Front 25', Rear 10', Side 10', Side 10', Corner '  
Special Conditions: MUST COMPLY W/ALL COUNTY SETBACK  
AND REGULATIONS  
Description: Permit 3-6974  
Price: \$30.00

- [1] Contractor: SELF
- [2] Water System: Sharyland WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2558Sq.Ft.
- [5] Legal Description: BASHAM NO. 34 LOT 4
- [6] Location: BETSON PALM AND 4 1/2 MILE
- [7] Sewage: N/A
- [8] Construction Type: Block
- [9] Est. Cost of Construction: \$191850
- [10] Flood Zone: Zone X

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

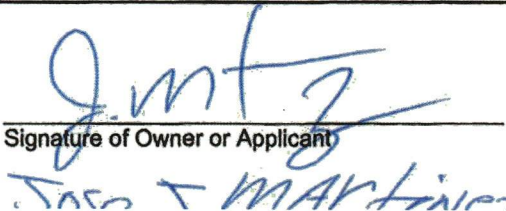
Method of Payment: Cash  
Check/M.O.#:  
Payment: \$30.00  
Change Due: \$0.00  
Application: roy.cantu  
Inspector: roy.cantu  
Receipt: roy.cantu

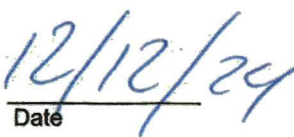
  
Cashier

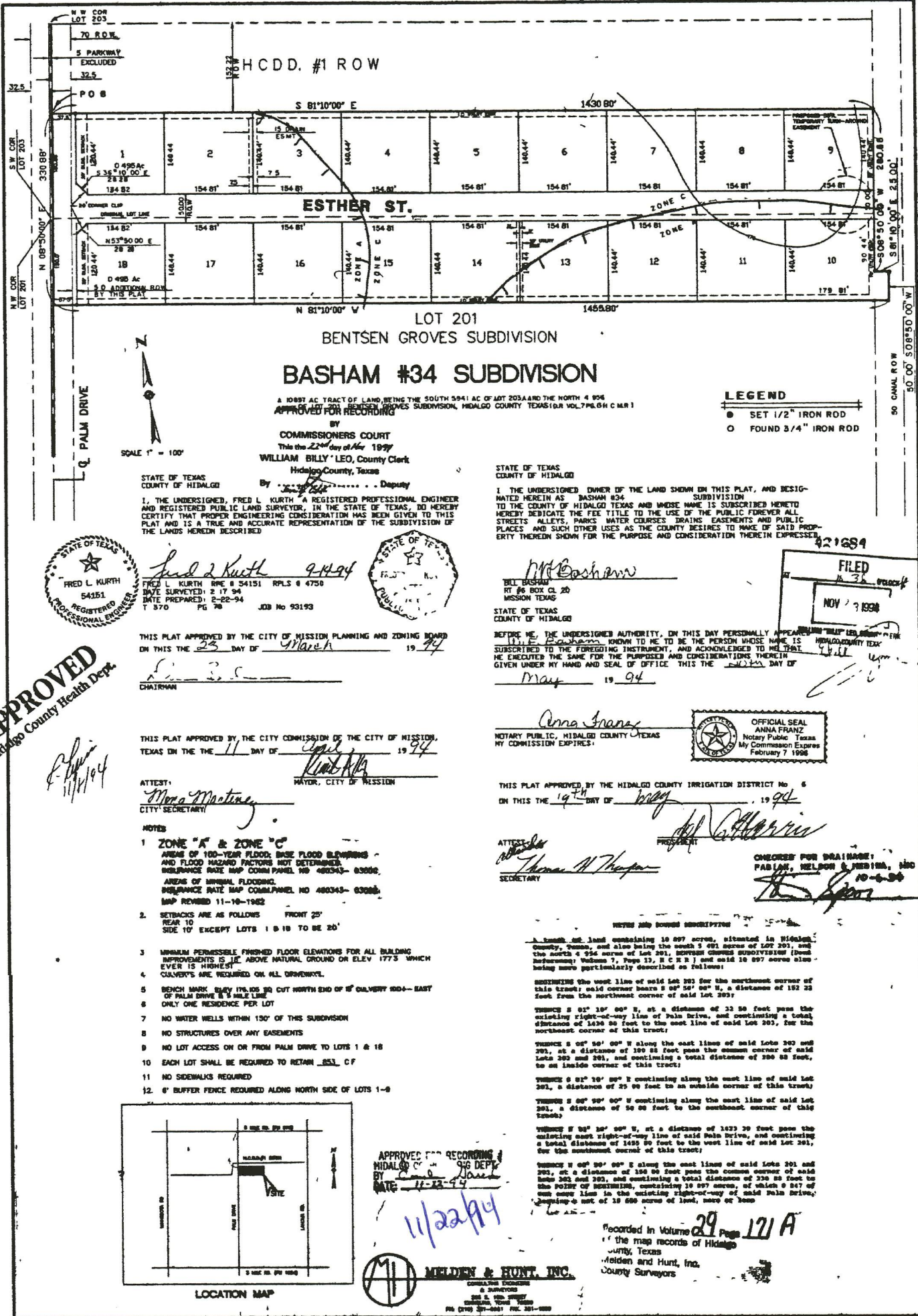
  
Date

[NOTICE]

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Signature of Owner or Applicant

  
Date



# BASHAM #34 SUBDIVISION

A 10897 AC TRACT OF LAND, BEING THE SOUTH 5/8 1/4 AC OF LOT 203A AND THE NORTH 4/8 1/4 AC OF LOT 201, BENTSEN GROVES SUBDIVISION, HIDALGO COUNTY TEXAS (18 VOL. 7, P. 6) C.M.R. 1

APPROVED FOR RECORDING BY COMMISSIONERS COURT This the 22nd day of Nov 1994 WILLIAM BILLY LEO, County Clerk Hidalgo County, Texas

STATE OF TEXAS COUNTY OF HIDALGO

I, THE UNDERSIGNED, FRED L. KURTH, A REGISTERED PROFESSIONAL ENGINEER AND REGISTERED PUBLIC LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREIN DESCRIBED.



FRED L. KURTH, P.E. No. 54151 RPLS 8 4750 DATE SURVEYED: 2-17-94 DATE PREPARED: 2-22-94 T 370 PG 78 JOB NO 93193



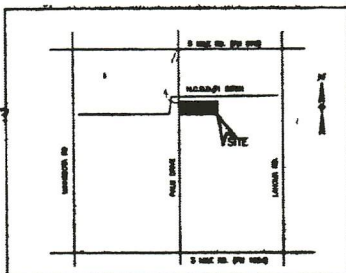
THIS PLAT APPROVED BY THE CITY OF MISSION PLANNING AND ZONING BOARD ON THIS THE 23 DAY OF March 19 94

THIS PLAT APPROVED BY THE CITY COMMISSION OF THE CITY OF MISSION, TEXAS ON THE 11 DAY OF June 19 94

ATTEST: MORA MATINEZ, CITY SECRETARY

### NOTES

1. ZONE "A" & ZONE "C" AREAS OF 100-YEAR FLOOD, BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS NOT DETERMINED. INSURANCE RATE MAP CORN PANEL NO. 480343-63000. AREAS OF MINOR FLOODING. INSURANCE RATE MAP CORN PANEL NO. 480343-63000. MAP REVISION 11-10-1982.
2. SETBACKS ARE AS FOLLOWS: FRONT 25' REAR 10' SIDE 10' EXCEPT LOTS 1 & 18 TO BE 20'
3. MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATIONS FOR ALL BUILDING IMPROVEMENTS IS 1/2" ABOVE NATURAL GROUND OR ELEV. 1773 WHICH EVER IS HIGHER.
4. CULVERTS ARE REQUIRED ON ALL DRIVEWAYS.
5. BENCH MARK: BURY 1 1/2" DIA. 3/4" CUT NORTH END OF 8" CULVERT 100'-EAST OF PALM DRIVE 1/2 MILE LINE. ONLY ONE RESIDENCE PER LOT.
7. NO WATER WELLS WITHIN 150' OF THIS SUBDIVISION.
8. NO STRUCTURES OVER ANY EASEMENTS.
9. NO LOT ACCESS ON OR FROM PALM DRIVE TO LOTS 1 & 18.
10. EACH LOT SHALL BE REQUIRED TO RETAIN .25% C.F.
11. NO SIDEWALKS REQUIRED.
12. 6" BUFFER FENCE REQUIRED ALONG NORTH SIDE OF LOTS 1-8.



APPROVED FOR RECORDING BY HIDALGO COUNTY CLERK DATE: 11-22-94



MELDEN & HUNT, INC. CONSULTING ENGINEERS & SURVEYORS

### LEGEND

- SET 1/2" IRON ROD
- FOUND 3/4" IRON ROD

STATE OF TEXAS COUNTY OF HIDALGO

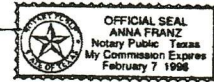
I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS BASHAM #34 SUBDIVISION TO THE COUNTY OF HIDALGO TEXAS AND WHERE NAME IS SUBSCRIBED HERETO HEREBY DEDICATE THE FEE TITLE TO THE USE OF THE PUBLIC FOREVER ALL STREETS ALLEYS PARKS WATER COURSES DRAINS EASEMENTS AND PUBLIC PLACES AND SUCH OTHER USES AS THE COUNTY DESIRES TO MAKE OF SAID PROPERTY THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

Signature: Bill Basham

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Bill Basham KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 19th DAY OF May 19 94

Signature: Anna Franz, Notary Public, Hidalgo County Texas



THIS PLAT APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 5 ON THIS THE 19th DAY OF May 19 94

ATTEST: Thomas H. Thayer, SECRETARY

CHECKED FOR DRAINAGE: FABIAN, WELDON & FERRERA, INC.

Notes and survey descriptions regarding lot boundaries and easements.

Survey descriptions for lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18.

Recorded in Volume 29 Page 171A of the map records of Hidalgo County, Texas. Melden and Hunt, Inc. County Surveyors