



RICHARD F. CORTEZ
County Judge

OFFICE OF THE COUNTY JUDGE County of Hidalgo

CERTIFICATES OF PLAT APPROVALS – CONSENT AGENDA

COMMISSIONERS COURT AGENDA FOR March 18th, 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>10</u>
CERTIFICATES OF RESIDENCE CONSTRUCTION	<u>0</u>
CERTIFICATES OF WATER SERVICE AVAILABILITY	<u>0</u>
TOTAL CERTIFICATES	<u>10</u>

AI-98740

Planning Department

CC CONSENT AGENDA SPECIAL MTG

Meeting Date: 03/18/2025

Submitted For: Iliana Rocha, PLANNING DEPT.

Submitted By: Iliana Rocha

Department: PLANNING DEPT.

Information

CAPTION

Certificate of Plat and Utility Status under Texas Local Government Code Section 232.028 (b)

BACKGROUND

Fiscal Impact

Attachments

ROLANDO MARTINEZ 1-9710
LISETTE TRUJILLO 4-8708
LEE GONZALEZ 4-9306
ANICETO IZAGUIRRE
BULMARO BENAVIDES
AFFORDABLE HOMES
SANTA CRUZ PROP.
GARNIC PROPERTIES LTD
EVERGREEN LAND PROPERTIES LLC
JOSE A. HERNANDEZ

Form Review

Inbox	Reviewed By	Date
(Originator)	Iliana Rocha	03/12/2025 05:10 PM
Form Started By: Iliana Rocha		Started On: 03/12/2025 05:10 PM

PLANNING DEPT. PCT 4 CERTIFICATE OF PLAT & UTILITY STATUS

1	ANICETO IZAGUIRRE
2	BULMARO BENVIDES
3	AFFORDABLE HOMES
4	SANTA CRUZ PROPERTIES LTD.
5	GARNIC PROPERTIES LTD.
6	EVERGREEN LAND PROPERTIES LLC.
7	JOSE A. RODRIGUEZ

COMM. COURT: 03/18/2025



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

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: Aniceto Izaguirre

Address: 2121 E. Anita Parkway Ste. 2
Mission, TX 78574

Phone: 240-3246

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

Water Supplier: SWSC

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

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

regarding the land described as:

Eduardo's Subdivision No. 21 lots 1-62

on March 18, 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
yes
yes

A plat has been prepared;
A plat has been reviewed and approved by the Commissioners Court;
water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;

(Date approved 11/26/24);

(verified by John Serin);

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 AS);

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 AS);

yes

electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(verified by John Serin);

Anthony Uresti
Planning Department Authorized Signature

Richard F. Carter
Hidalgo County Judge

3/18/25
Date

APPROVED BY
COMMISSIONERS COURT
ON: 3/18/25

ATTEST: Antonio Izaguirre Jr.
Hidalgo County Clerk

MAR 24 2025
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.
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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: 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: Aniceto Izaguirre
Izaguirre Real Estate Holdings LLC.
Address: 2121 E Griffin Parkway Suite 2
Mission TX 78574
Phone: (956) 240-3246

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

Eduardo's Subdivision No. 21

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Aniceto Izaguirre
Requesting Party (Signature)
2-14-25
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

This part to be filled out by receiving county official:

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

2/27/25
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
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Weslaco, TX 78596
956-968-4734

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

OSSF'S

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
_____	_____	_____
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	_____ / _____ / _____	_____ / _____ / _____

Name: Bulmaro Benavides

Address: 108 W. Esperanza St.
Mission, Tx. 78573

Phone: 225-4105

Water Supplier: SWSC

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

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

regarding the land described as: Benavides Subdivision lots 1-4

on March 18, 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 Flor Sebin);
- 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 Flor Sebin);
- 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 Flor Sebin);

[Signature]
Planning Department Authorized Signature

[Signature]
Hidalgo County Judge

3/18/25
Date

APPROVED BY
COMMISSIONERS COURT
ON: 3/18/25

ATTEST [Signature]
Hidalgo County Clerk

MAR 24 2025
Date



PLANNING DEPARTMENT

Rev. 12-21-23

County of Hidalgo

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956-968-4734

Precinct No.3 Substation
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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: Bulmaro Benavides

Address: 108 W Esperanza St
Mission TX, 78573

Phone: 956-225-4105

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

Benavides Subdivison (Lots 1-4)

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Bulmaro Benavides
Requesting Party (Signature)

2/27/25
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

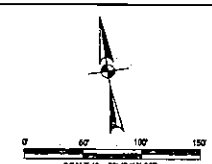
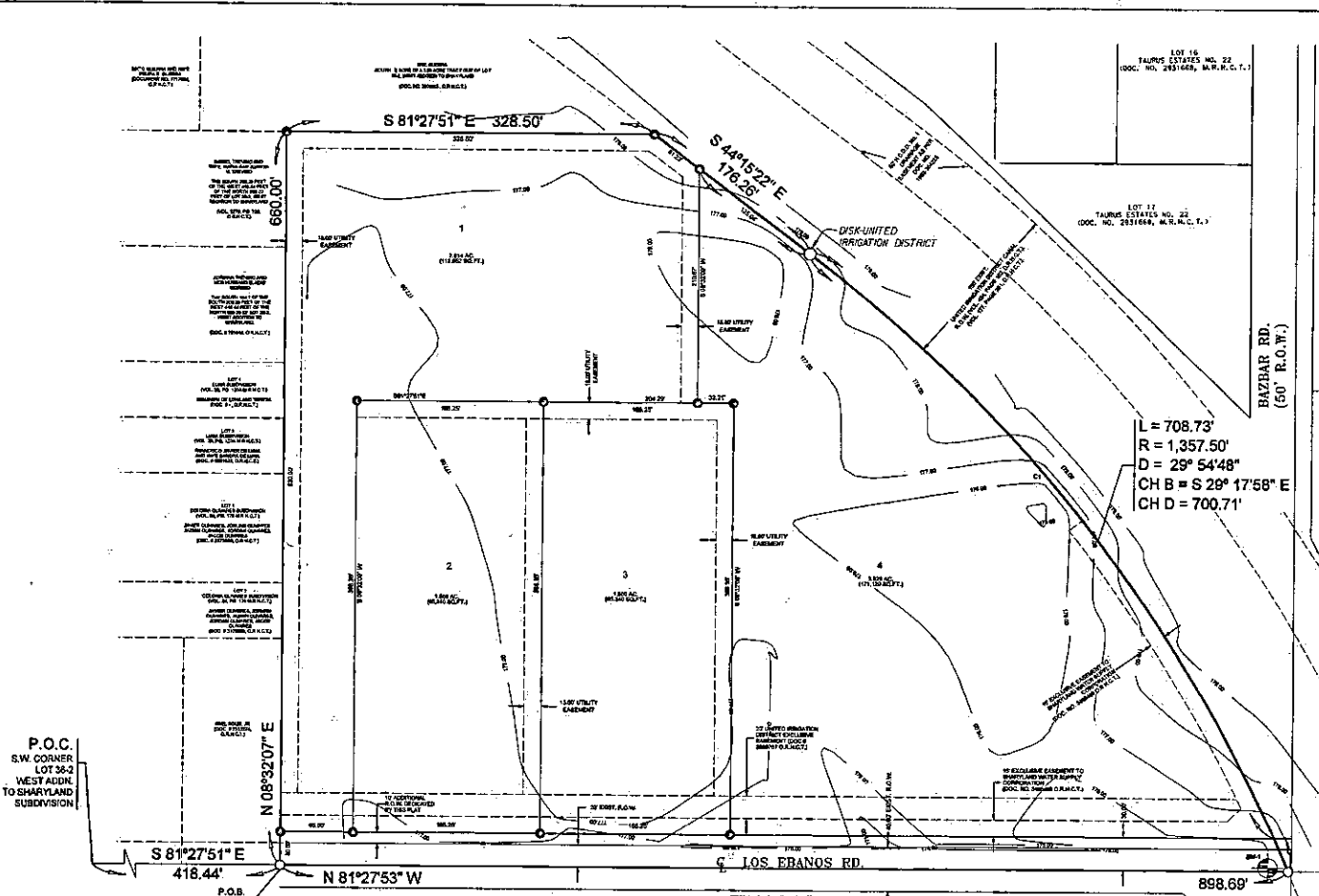
- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) copy of subd. plat

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

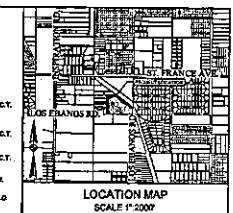
Location of land verified and completed request accepted by Hidalgo County for processing on:

2/27/25
Date

Alan Serin
County Official



LEGEND:
 LEFT & RIGHT BOUNDARIES
 METRIC PLASTIC CAP STAMPED
 TOWNSHIP PROP. COAL.
 FOUND FROM R.O.W.
 METRIC PLASTIC CAP STAMPED
 TOWNSHIP PROP. COAL., UNLESS
 OTHERWISE NOTED.
 OFFICIAL RECORDS
 HELLAS COUNTY TEXAS
 DEED RECORDS
 HELLAS COUNTY TEXAS
 DEED RECORDS
 HELLAS COUNTY TEXAS
 POINT-OF-WAY
 HELLAS COUNTY
 DRAINAGE DISTRICT



GENERAL NOTES

1. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
6. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
7. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
8. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
9. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
10. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
11. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
12. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
13. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
14. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
15. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
16. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
17. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
18. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
19. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
20. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

L = 708.73'
 R = 1,357.50'
 D = 29° 54'48"
 CH B = S 29° 17'58" E
 CH D = 700.71'

P.O.C.
 S.W. CORNER
 LOT 362
 WEST ADDN.
 TO SHARPLAND
 SUBDIVISION

OWNER ACKNOWLEDGMENT

STATE OF TEXAS
 COUNTY OF HELLAS

I, the undersigned, being the owner of the above described property, do hereby certify that the above described property is the property of the undersigned and that the above described property is being conveyed to the undersigned in accordance with the terms and conditions of the above described instrument.

Maria Chavez 4/19/24
 Maria Chavez
 4/19/24

Victor M. Trevino 4/19/24
 Victor M. Trevino
 4/19/24

Victor M. Trevino 4/19/24
 Victor M. Trevino
 4/19/24

Victor M. Trevino 4/19/24
 Victor M. Trevino
 4/19/24

ENGINEER AND SURVEYOR CERTIFICATE

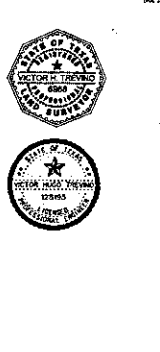
STATE OF TEXAS
 COUNTY OF HELLAS

I, the undersigned, being a duly licensed Professional Engineer and Surveyor, do hereby certify that the above described property is the property of the undersigned and that the above described property is being conveyed to the undersigned in accordance with the terms and conditions of the above described instrument.

Victor M. Trevino 4/19/24
 Victor M. Trevino
 4/19/24

Victor M. Trevino 4/19/24
 Victor M. Trevino
 4/19/24

Victor M. Trevino 4/19/24
 Victor M. Trevino
 4/19/24



UNITED ASSOCIATION DISTRICT CERTIFICATE

STATE OF TEXAS
 COUNTY OF HELLAS

I, the undersigned, being a duly licensed Professional Engineer and Surveyor, do hereby certify that the above described property is the property of the undersigned and that the above described property is being conveyed to the undersigned in accordance with the terms and conditions of the above described instrument.

Victor M. Trevino 4/19/24
 Victor M. Trevino
 4/19/24

Victor M. Trevino 4/19/24
 Victor M. Trevino
 4/19/24

Victor M. Trevino 4/19/24
 Victor M. Trevino
 4/19/24

HELLAS COUNTY CHARGE DISTRICT CERTIFICATE

STATE OF TEXAS
 COUNTY OF HELLAS

I, the undersigned, being a duly licensed Professional Engineer and Surveyor, do hereby certify that the above described property is the property of the undersigned and that the above described property is being conveyed to the undersigned in accordance with the terms and conditions of the above described instrument.

Victor M. Trevino 4/19/24
 Victor M. Trevino
 4/19/24

Victor M. Trevino 4/19/24
 Victor M. Trevino
 4/19/24

Victor M. Trevino 4/19/24
 Victor M. Trevino
 4/19/24

APPROVED BY COMMISSIONER OF COUNTY

STATE OF TEXAS
 COUNTY OF HELLAS

I, the undersigned, being the Commissioner of the County of Hellas, do hereby certify that the above described property is the property of the undersigned and that the above described property is being conveyed to the undersigned in accordance with the terms and conditions of the above described instrument.

Victor M. Trevino 4/19/24
 Victor M. Trevino
 4/19/24

Victor M. Trevino 4/19/24
 Victor M. Trevino
 4/19/24

Victor M. Trevino 4/19/24
 Victor M. Trevino
 4/19/24

LOT LAYOUT
 BENAVIDES SUBDIVISION

STATE OF TEXAS
 COUNTY OF HELLAS

I, the undersigned, being a duly licensed Professional Engineer and Surveyor, do hereby certify that the above described property is the property of the undersigned and that the above described property is being conveyed to the undersigned in accordance with the terms and conditions of the above described instrument.

Victor M. Trevino 4/19/24
 Victor M. Trevino
 4/19/24

Victor M. Trevino 4/19/24
 Victor M. Trevino
 4/19/24

Victor M. Trevino 4/19/24
 Victor M. Trevino
 4/19/24

REVISION NOTES

NO.	DATE	REVISION	APPROVED
1	4/19/24	ISSUED FOR PERMIT	<i>Victor M. Trevino</i>

PRINCIPAL CONTACTS

OWNER	NAME	ADDRESS	CITY & ZIP	PHONE	FAK
OWNER	BENAVIDES & ASSOCIATES	100 W. GARDNER ST.	MESQUITE, TEXAS 75149	972-881-8811	
ENGINEER	VICTOR M. TREVINO, P.E.	502 S. STRAWBRIDGE, ETC. 11	MESQUITE, TEXAS 75149	972-881-8811	972-881-8811
SURVEYOR	VICTOR M. TREVINO, P.E.	502 S. STRAWBRIDGE, ETC. 11	MESQUITE, TEXAS 75149	972-881-8811	972-881-8811

SOUTH TEXAS INFRASTRUCTURE GROUP

2025 S. GARDNER RD., SUITE 101
 MESQUITE, TEXAS 75149
 FAX: 972-881-8811
 TIME: 9:00 AM - 5:00 PM





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

Sluwer

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: Affordable Homes
& South Texas, Inc.

Address: 1420 Erie Ave
McAllen, TX. 78501

Phone: 687-6223

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

Water Supplier: WAWS

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

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

regarding the land described as:

Jayuan Heights lots 1-91

on March 18, 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 1-28-25);
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 Flar Seim);

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 AS);

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 AS);

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

Anthony Uresti
Planning Department Authorized Signature

Richard F. Carter
Hidalgo County Judge

3/18/25
Date

APPROVED BY
COMMISSIONERS COURT
ON: 3/18/25 ms

ATTEST: Antonio Serrano Jr.
Hidalgo County Clerk

MAR 24 2025
Date

DB



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: Affordable Homes of South Texas, Inc. (AHSTI)

Address: 1420 Erie Avenue
McAllen, Texas 78501

Phone: (956) 687-6263

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

Jaquira Hts.

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)

12/10/2024
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:

2/27/24
Date

Alm Sepin
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

DSSPs installed

Precinct 1 2 3 4

Anthony Uresti
Director of Planning

Application No: DIA

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>Santa Cruz Properties, LTD.</u>	_____	_____
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	/ /	/ /

Name: Santa Cruz Properties, LTD.

Address: 2210 N. Crosner Blvd.
Edinburg, TX. 78541

Water Supplier: DAWSC

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

Phone: 383-0868

Account/ESI No.: DIA
 Temporary Pole Permanent Service

regarding the land described as:

Vista Bonita #16 lots 1-29

on March 18, 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
yes
yes

A plat has been prepared;
A plat has been reviewed and approved by the Commissioners Court;
water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;

(Date approved 11-20-24);

(verified by Flor Sesin);

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 QJ);

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 QJ);

yes

electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(verified by Flor Sesin);

Anthony Uresti
Planning Department Authorized Signature

Richard F. Carter
Hidalgo County Judge

3/18/25
Date

APPROVED BY
COMMISSIONERS COURT
ON: 3/18/25 gwr

ATTEST: Antonio Guajardo Jr.
Hidalgo County Clerk

MAR 24 2025
Date

DB



PLANNING DEPARTMENT

County of Hidalgo

Rev. 7-24-23

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956-318-2844

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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: D/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: SANTA CRUZ PROPERTIES LTD

Address: 2810 N CLOSNER BLVD, EDINBURG, TX 78541

Phone: 956-383-0868

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

VISTA BONITA NO. 16 SUBDIVISION 107B 1-29

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)

5 NOV 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:

2/27/25
Date

[Signature]
County Official

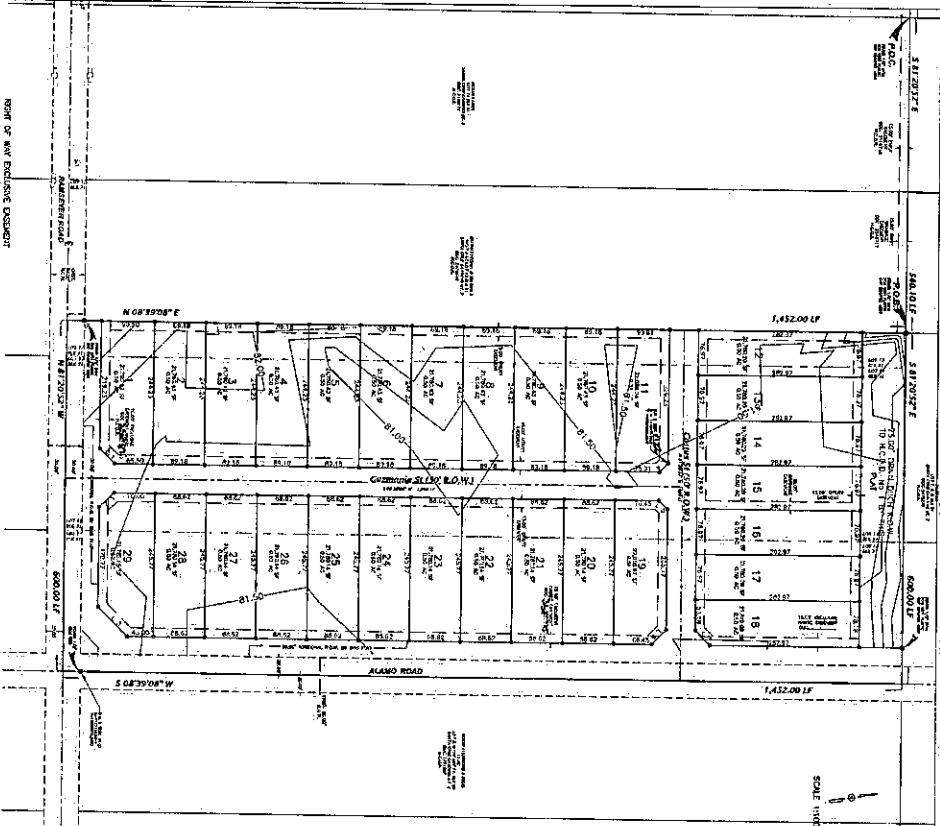
VISTA BONITA SUBDIVISION No. 16

A 200 ACRE (811,500 SQ FT) TRACT OF LAND OUT OF LOT 10, 11 AND 12, BLOCK 31 OF SANTA CRUZ GARDENS UNIT B, 2ND FLOOR, 2ND FLOOR, HONOLULU COUNTY MAP RECORD NO. 12434

SCALE 1:1000

GENERAL NOTES:

1. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
2. THE BOUNDARIES OF THIS TRACT ARE AS SHOWN ON THE ATTACHED MAP RECORD NO. 12434.
3. THE DISTANCES BETWEEN THE CORNERS OF THIS TRACT ARE AS SHOWN ON THE ATTACHED MAP RECORD NO. 12434.
4. THE DISTANCES BETWEEN THE CORNERS OF THIS TRACT ARE AS SHOWN ON THE ATTACHED MAP RECORD NO. 12434.
5. THE DISTANCES BETWEEN THE CORNERS OF THIS TRACT ARE AS SHOWN ON THE ATTACHED MAP RECORD NO. 12434.
6. THE DISTANCES BETWEEN THE CORNERS OF THIS TRACT ARE AS SHOWN ON THE ATTACHED MAP RECORD NO. 12434.
7. THE DISTANCES BETWEEN THE CORNERS OF THIS TRACT ARE AS SHOWN ON THE ATTACHED MAP RECORD NO. 12434.
8. THE DISTANCES BETWEEN THE CORNERS OF THIS TRACT ARE AS SHOWN ON THE ATTACHED MAP RECORD NO. 12434.
9. THE DISTANCES BETWEEN THE CORNERS OF THIS TRACT ARE AS SHOWN ON THE ATTACHED MAP RECORD NO. 12434.
10. THE DISTANCES BETWEEN THE CORNERS OF THIS TRACT ARE AS SHOWN ON THE ATTACHED MAP RECORD NO. 12434.



PLANNED CONDITIONS:

NO.	DESCRIPTION	DATE	BY
1	APPROVED FOR SUBDIVISION	10/15/2014	STATE OF TEXAS
2	APPROVED FOR SUBDIVISION	10/15/2014	STATE OF TEXAS
3	APPROVED FOR SUBDIVISION	10/15/2014	STATE OF TEXAS
4	APPROVED FOR SUBDIVISION	10/15/2014	STATE OF TEXAS
5	APPROVED FOR SUBDIVISION	10/15/2014	STATE OF TEXAS
6	APPROVED FOR SUBDIVISION	10/15/2014	STATE OF TEXAS
7	APPROVED FOR SUBDIVISION	10/15/2014	STATE OF TEXAS
8	APPROVED FOR SUBDIVISION	10/15/2014	STATE OF TEXAS
9	APPROVED FOR SUBDIVISION	10/15/2014	STATE OF TEXAS
10	APPROVED FOR SUBDIVISION	10/15/2014	STATE OF TEXAS

STATE OF TEXAS
COUNTY OF HONOLULU

I, *[Signature]*, County Clerk, do hereby certify that the foregoing is a true and correct copy of the original as recorded in my office on this 15th day of October, 2014.

[Signature]
COUNTY CLERK

STATE OF TEXAS
COUNTY OF HONOLULU

I, *[Signature]*, County Clerk, do hereby certify that the foregoing is a true and correct copy of the original as recorded in my office on this 15th day of October, 2014.

[Signature]
COUNTY CLERK

STATE OF TEXAS
COUNTY OF HONOLULU

I, *[Signature]*, County Clerk, do hereby certify that the foregoing is a true and correct copy of the original as recorded in my office on this 15th day of October, 2014.

[Signature]
COUNTY CLERK

STATE OF TEXAS
COUNTY OF HONOLULU

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[Signature]
COUNTY CLERK

STATE OF TEXAS
COUNTY OF HONOLULU

I, *[Signature]*, County Clerk, do hereby certify that the foregoing is a true and correct copy of the original as recorded in my office on this 15th day of October, 2014.

[Signature]
COUNTY CLERK

STATE OF TEXAS
COUNTY OF HONOLULU

I, *[Signature]*, County Clerk, do hereby certify that the foregoing is a true and correct copy of the original as recorded in my office on this 15th day of October, 2014.

[Signature]
COUNTY CLERK

STATE OF TEXAS
COUNTY OF HONOLULU

I, *[Signature]*, County Clerk, do hereby certify that the foregoing is a true and correct copy of the original as recorded in my office on this 15th day of October, 2014.

[Signature]
COUNTY CLERK

STATE OF TEXAS
COUNTY OF HONOLULU

I, *[Signature]*, County Clerk, do hereby certify that the foregoing is a true and correct copy of the original as recorded in my office on this 15th day of October, 2014.

[Signature]
COUNTY CLERK

STATE OF TEXAS
COUNTY OF HONOLULU

I, *[Signature]*, County Clerk, do hereby certify that the foregoing is a true and correct copy of the original as recorded in my office on this 15th day of October, 2014.

[Signature]
COUNTY CLERK

STATE OF TEXAS
COUNTY OF HONOLULU

I, *[Signature]*, County Clerk, do hereby certify that the foregoing is a true and correct copy of the original as recorded in my office on this 15th day of October, 2014.

[Signature]
COUNTY CLERK

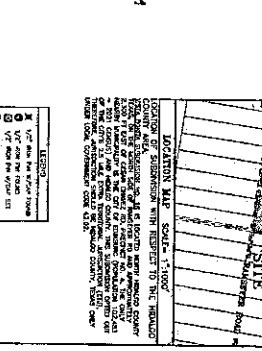
STATE OF TEXAS
COUNTY OF HONOLULU

I, *[Signature]*, County Clerk, do hereby certify that the foregoing is a true and correct copy of the original as recorded in my office on this 15th day of October, 2014.

[Signature]
COUNTY CLERK

LINE TABLE

LINE NO.	BEARING	DISTANCE
1	N 89° 59' 54" E	33.38'
2	S 89° 59' 54" E	33.38'
3	S 89° 59' 54" E	70.21'
4	S 89° 59' 54" E	80.21'
5	S 89° 59' 54" E	21.31'
6	S 89° 59' 54" E	33.38'
7	S 89° 59' 54" E	33.38'



STATE OF TEXAS
COUNTY OF HONOLULU

I, *[Signature]*, County Clerk, do hereby certify that the foregoing is a true and correct copy of the original as recorded in my office on this 15th day of October, 2014.

[Signature]
COUNTY CLERK

STATE OF TEXAS
COUNTY OF HONOLULU

I, *[Signature]*, County Clerk, do hereby certify that the foregoing is a true and correct copy of the original as recorded in my office on this 15th day of October, 2014.

[Signature]
COUNTY CLERK

STATE OF TEXAS
COUNTY OF HONOLULU

I, *[Signature]*, County Clerk, do hereby certify that the foregoing is a true and correct copy of the original as recorded in my office on this 15th day of October, 2014.

[Signature]
COUNTY CLERK



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
_____	_____	_____
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	_____ / _____ / _____	_____ / _____ / _____

Name: Armic Properties, LTD

Address: P.O. Box 1000
Mission, TX 78573

Phone: 583-1114

Water Supplier: NPAWSC

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

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

regarding the land described as: Encop Fruit Area Phase 4 lots 1-21

on March 18, 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 1-28-25);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by Apr Sesin);
- 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 Jan 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 Jan Seim);

[Signature]
Planning Department Authorized Signature

[Signature]
Hidalgo County Judge
Date 3/18/25

APPROVED BY
COMMISSIONERS COURT
ON: 3/18/25

ATTEST [Signature]
Hidalgo County Clerk
Date MAR 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: 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: Garvic Properties, LTD

Address: P.O. BOX 1000

MISSION, TEXAS 78573

Phone: 956-583-1114

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

GRAPEFRUIT ACRES PHASE 4 SUBDIVISION

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

ATTORNEY-IN-FACT 01-08-2025
Requesting Party (Signature)

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:

2/27/25
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's
escrowed.

Precinct 1 2 3 4

Anthony Uresti
Director of Planning

Application No: NA

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: Date Approved:	Authorized Signature _____ / /	Authorized Signature _____ / /

Name: Emerald Acres Land Properties, LLC

Address: 1200 Auburn Ave. Ste. 250
McAllen, TX. 78504

Water Supplier: NAWSC.

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

Phone: 956-3888

Account/ESI No.: NA
 Temporary Pole Permanent Service

regarding the land described as: Emerald Acres lots 1-48.

on March 18, 20 25, 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 11/26/24);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by John 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;
- 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 John Serin);

[Signature]
Planning Department Authorized Signature

Richard F. Carter
Hidalgo County Judge

3/18/25
Date

APPROVED BY
COMMISSIONERS COURT
ON: 3/18/25

ATTEST: [Signature]
Hidalgo County Clerk

MAR 24 2025
Date



PLANNING DEPARTMENT

Rev. 12-21-23

County of Hidalgo

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

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

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

Precinct 1 2 3 4

Anthony Uresti
Director of Planning

Application No: 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: Evergreen Land & Properties, LLC
Address: 1200 Auburn Ave, Ste. 250
McAllen, Texas 78504
Phone: (956) 661-8888

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

Warranty Deed

Emerald Acres

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)

11/6/24
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:

11/27/25
Date

[Signature]
County Official



PLANNING DEPARTMENT

Rev. 12-21-23

County of Hidalgo

Main Office
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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

OSSF'S

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
	_____	_____
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	_____ / _____ / _____	_____ / _____ / _____

Name: Jose A. Hernandez

Address: 205 Mesquite Drive
San Juan, TX 78589

Water Supplier: DAWSC

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

Phone: 793-8565

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

regarding the land described as: Villa Paraiso lots 1-20

on March 18, 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;
- 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 11-20-24);

(verified by Flu Sebin);

(verified by [Signature]);

(verified by [Signature]);

(verified by Flu Sebin);

[Signature]
Planning Department Authorized Signature

[Signature]
Hidalgo County Judge

3/18/25
Date

APPROVED BY
COMMISSIONERS COURT
ON: 3/18/25 [Signature]

ATTEST: [Signature]
Hidalgo County Clerk

MAR 24 2025
Date



PLANNING DEPARTMENT

Rev. 12-21-23

County of Hidalgo

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

Precinct No. 1 Substation
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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: JOSE A. HERNANDEZ.

Address: 205 MESQUITE DRIVE
SAN JUAN TEXAS 78589

Phone: 156-793-8565

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

VILLA PARAISO SUBDIVISION.

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Jose A. Hernandez
Requesting Party (Signature)

11/01/2024
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:

11/27/25
Date

[Signature]
County Official

MARCH 2025

SUBMITTAL

DATE	FOR APPROVAL BY C.COURT ON							ROUTING	RETURNED	RECEIVED
3/12/25	3/18/25							STAFF	DATE	BY STAFF
	APPLICANT	LEGAL DESCRIPTION	LOT	BLOCK	PERMIT#	REQUEST			BY C.COURT	
3/11/2025	LISETTE TRUJILLO	DAVIS RANCHETTES		26	4-8708	LIGHT		AA		
3/12/2025	LEE GONZALEZ	LA QUIETUD		72	4-9306	UTILITIES		AA		

Lee Gonzalez 3/12/25



PLANNING DEPARTMENT

Rev. 12-21-23

County of Hidalgo

Main Office
2818 S. Business Hwy
281
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956-318-2840

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Weslaco, TX 78596
956-968-4734

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

Precinct 1 2 3 4

Anthony Uresti
Director of Planning

Application No: 4-8708

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:	/ /	03 / 11 / 25

Name: Lisette Trujillo

Address: 2607 Primrose Apt 1,
Edinburg TX 78541

Water Supplier: N/A

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

Phone: (956) 292-1935

Account/ESI No.: 10032789432740563
[] Temporary Pole [X] Permanent Service

regarding the land described as:

Davis Ranchettes Lot 26

on March 18, 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 11/21/06);
- 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

Ricardo F. Lopez
Hidalgo County Judge

Date

APPROVED BY
COMMISSIONERS COURT
ON: 3/18/25

ATTEST:

Antonio Benavides Jr.
Hidalgo County Clerk

3/18/25
Date

Date

[Signature]



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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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: 4-8708

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: Lisette Trujillo

Address: 2607 Primrose Apt 1,
Edinburg TX 78541

Phone: (956) 292-1935

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

Davis Ranchettes Lot 26

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Lisette Trujillo
Requesting Party (Signature)

03/11/25
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:

3/12/25
Date

[Signature]
County Official



Chapter 232, Texas Local Government Code

8/8/2024 2:08:54 PM

COUNTY OF HIDALGO

PLANNING DEPARTMENT

Permit No.: Permit 4-8708

Receipt No.: 036263

D1550-00-000-0026-00

Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
2818 S Business Hwy 281 Edinburg, Texas 78539	1900 Joe Stephens Ave. Sta. 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

RODRIGUEZ JULIO & LISETTE TRUJILLO

2607 PRIM ROSE APT 1

EDINBURG, TX 78541

(956) 292-1935

(956) 382-1144

[1] Contractor: SELF

[2] Water System: North Alamo WSC

[3] Class of Work: 25 Residential, new, Single Family Dwelling

[4] Size of Structure: 4365Sq.Ft.

[5] Legal Description: DAVIS RANCHETTES LOT 26

[6] Location: DAVIS RD & CESAR CHAVEZ RD

[7] Sewage: N/A

[8] Construction Type: Brick

[9] Est. Cost of Construction: \$470000

[10] Flood Zone: Zone AE

Community Panel Number: 4803340325D

Precinct: 4

Certification of Elevation Required: Yes

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

Special Conditions: **MUST COMPLY WITH ALL SETBACKS AND REGULATIONS REQUIRED BY THE HCPD**

Description: Permit 4-8708

Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Check

Check/M.O.#: 610

Payment: \$30

Change Due: \$0.00

Application: melissa.lopez

Inspector: israel.lozoya

Receipt: melissa.lopez

Melissa Lopez
Cashier

8/8/24
Date

ID# 713036

[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.

Claudia Tijerna
Signature of Owner or Applicant

8-8-24
Date

Capital Title

GF# 23-745126-ED

General Warranty Deed

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

Date: June 28, 2023

Grantor: Raul Trevino and spouse, Abigail I. Trevino

Grantor's Mailing Address: 740 Veronika St, Alamo, Texas 78516

Grantee: Julio Rodriguez and Lisette Trujillo

Grantee's Mailing Address: 2607 Primrose Ave., Apt 1, Edinburg, TX 78541

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

Property (including any improvements):

Lot 26, DAVIS RANCHETTES SUBDIVISION, an Addition to the City of Edinburg, Hidalgo County, Texas, according to the Map or Plat recorded in Volume 51, Pages 179-181, Map Records Records of Hidalgo County, Texas.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

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

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to 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.

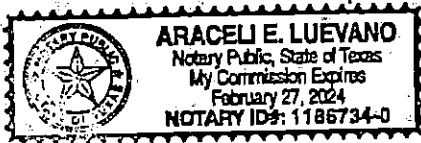
EXECUTED this 28 day of June, 2023.

Raul Trevino
Raul Trevino

Abigail I. Trevino
Abigail I. Trevino

THE STATE OF Texas §
COUNTY OF Hidalgo §
§

Before me, a Notary Public, the foregoing instrument was acknowledged on 28th day of June, 2023 by Raul Trevino and Abigail I. Trevino who personally appeared before me, and who is known to me through Visual ID to be the person(s) who executed it for the purposes and consideration expressed therein, and in the capacity stated.



Araceli E. Luevano
NOTARY PUBLIC, STATE OF
Texas

AFTER RECORDING, RETURN TO:

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



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: 4-9306

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: Lee Gonzalez & Denis Flores

Address: 3406 Del Norte

Mission, TX 78574

Phone: (956) 458-1569

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

Water Supplier: North Alamo Water Supply Co.

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

Account/ESI No.: 10032789409906652

[] Temporary Pole [X] Permanent Service

regarding the land described as:

Lot 72, LA QUIETUD SUBDIVISION, Edinburg, Texas 78542, Hidalgo County

on March 18, 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 5/14/04);
- 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 WRamirez);
- 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 WRamirez);
- 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

Ricardo F. Lopez
Hidalgo County Judge

3/18/25
Date

APPROVED BY
COMMISSIONERS COURT
ON: 3/18/25 [Signature]

ATTEST: [Signature]
Hidalgo County Clerk

MAR 24 2025
Date

[Signature]



PLANNING DEPARTMENT

County of Hidalgo

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956-205-7045

Anthony Uresti
Director of Planning

**** INFORMATION-REQUIRED FOR LIGHT AND WATER SERVICE ****

**** INFORMACION REQUERIDA PARA SERVICIO DE LUZ Y AGUA ****

Light

1. For Magic Valley, please contact their office in Mercedes or Edinburg and get account number
2. For CPL/AEP please contact their office and get the 17 digit ESI number

Water

1. If property has septic tanks or will be utilizing septic tanks, you must show proof of an approved inspection report or talk to the Hidalgo County Health Department at (956) 383-0111.
2. If property is utilizing sanitary sewer service, you must provide a letter from the sewer service provider indicating that sewer service is provided by that entity.

NOTE: Structure must be place/built on property before utility clearance is issued out. This includes RV, mobile homes and pre-fabricated homes. If constructing, you must have formation in place and inspected before clearance. **NO EXCEPTIONS.**

- The utility form must be returned to the Planning Department
- Do not take this utility form to the utility companies
- The utility form may take 10 working days or more to be processed.

Luz

1. Para Magic Valley debera comunicarse con la oficina y obtener un numero de cuenta
2. Para CPL/AEP debera de comunicarse con la oficina y obtener el ESI# cual contiene 17 digitos

Agua

1. Si su propiedad tiene o va obtener servicio de tanque septico, debera mostrar comprobante de la inspeccion de los tanques septicos o comunicarse con el departamento de Salud al (956)383-0111.
2. Si su propiedad tiene o va obtener servicio de drenaje, debera mostrar una carta de la compania cual le corresponda indicando que son proveedores de drenaje de dicha propiedad.

Nota: Si su estructura es mobil (RV, traila, o casa prefabricada) esta debera ser instalada en la propiedad antes de que se le pueda mandar la carta de utilidades. Si es construccion debera quadrear y pasar inspeccion de aprobacion. **NO EXCEPCIONES.**

- Esta solicitud de utilidades debera regresarse al departamento de Planeacion unicamente, no debera de entregar usted esta forma a las companias de utilidades.
- Esta forma se puede tardar 10 dias o mas para procesarse.

CPL/AEP: 1-877-373-4858
Magic Valley: 956-514-1200
956-289-4000

North Alamo Water Supply Corp. 956-383-1618
Military Hwy. Water Supply Corp. 956-656-2491
Sharyland Water Supply Corp. 956-585-6081
AGUA SUD 956-585-2459



PLANNING DEPARTMENT

Rev. 12-21-23

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Precinct 1 2 3 4

Anthony Uresti
Director of Planning

Application No: 4-9306

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: Lee Gonzalez & Denis Flores
Address: 3406 Del Norte
Mission, TX 78574
Phone: (956) 458-1569

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

Lot 72, LA QUIETUD SUBDIVISION, Edinburg, Texas 78542, Hidalgo County

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

D. Flores 2/24/2025
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 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:

2/27/25
Date

[Signature]
County Official



COUNTY OF HIDALGO
PLANNING DEPARTMENT

Permit No.: Permit 4-9306

Receipt No.: 038935

L1780-00-000-0072-00

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
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GONZALEZ LEE ROY & DENIS FLORES
3406 DEL NORTE
MISSION, TX 78574
(956) 393-1643
(956) 393-1643

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 25', Rear 30', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH ALL SETBACKS AND REGULATIONS REQUIRED BY THE HCPD
Description: Permit 4-9306
Price: \$200.00

- [1] Contractor: GOLDEN VALLEY PROPERTIES
- [2] Water System: North Alamo WSC
- [3] Class of Work: 01 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1934Sq.Ft.
- [5] Legal Description: LA QUIETUD LOT 72
- [6] Location: FM 2812 & DOOLITTLE RD
- [7] Sewage: City of Edinburg
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$203000
- [10] Flood Zone: Zone X

Total Amount.....\$200.00

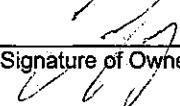
Method of Payment: Check
Check/M.O.#: 1458
Payment: \$200.00
Change Due: \$0.00
Application: alex.antons
Inspector: israel.izoya
Receipt: alex.antons


Cashier

2/7/25
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

02-07-25
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

February 1, 2025, but not effective until February 3, 2025

CERTIFIED COPY

Grantor: **FLOR ANGELINA JUAREZ, a single person**

385 SW 17th Ter, Homestead, Miami-Dade County, Florida 33030

Grantee: **LEE ROY GONZALEZ and DENIS FLORES, husband and wife**

3353 Tepoztlan St., Edinburg, Hidalgo County, Texas 78542

Consideration: Ten Dollars and other valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of a First-Lien Note of even date in the original principal amount of Two Hundred Twenty-three Thousand Eight Hundred Fifty and 00/100 Dollars (\$223,850.00), payable to the order of CROSSCOUNTRY MORTGAGE, LLC (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 LEE ROY GONZALEZ and DENIS FLORES to ROBERTSON ANSCHUTZ VETTERS, LLC, Trustee.

Property (including any improvements):

Lot 72, LA QUIETUD SUBDIVISION, an addition to the City of Edinburg, Hidalgo County, Texas, according to the plat thereof, recorded in Volume 45, Pages 41-43, Map Records, Hidalgo County, Texas.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

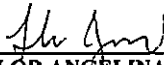
Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property; rights of adjoining owners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

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

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

Lender, at Grantec'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.



FLOR ANGELINA JUAREZ

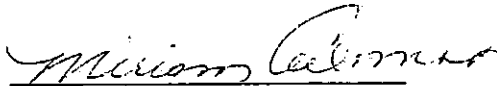
(Acknowledgment)

State of ~~Texas~~ ^{FLORIDA}
County of ~~Miami-Dade~~

This instrument was acknowledged before me by means of a two-way interactive audio and video communication on the 1st day of FEBRUARY, 2025 by FLOR ANGELINA JUAREZ.
This notarial act was an online notarization.



Miriam Camrona
Comm.: HH 398076
Expires: Jul. 4, 2027
Notary Public - State of Florida



Notary Public, State of Texas

AFTER RECORDING RETURN TO:
LEE ROY GONZALEZ
DENIS FLORES
3353 Tepoztlán St.
Edinburg, Texas 78542

Prepared By: Texas Professional
Doc Prep Services, LLC,
Robert Alvarado, Attorney
FOR: Dante Title, Inc.
1012 Martin Ave., Ste. A
McAllen, Texas 78504
File/GF: MCA24121449

PLANNING DEPT. PCTS 1 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	ROLANDO MARTINEZ	1-9710
	COMM. COURT: March 18, 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
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956-968-4734

Precinct No.3 Substation
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Mission, TX 78572
956-205-7045

Precinct **1** 2 3 4

Anthony Uresti
Director of Planning

Application No: 1-9710

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: Date Approved:	Authorized Signature _____ / /	Authorized Signature _____ / /

Name: ROLANDO MARTINEZ

Address: 11752 MESQUITE CIRCLE
WESLACO TX 78599

Phone: 956 763-8103

Water Supplier: NORTH ALAMO

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

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

regarding the land described as:

RESACA ESCONDIDA, LOT # 24

on March 18, 20 25, 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

- A plat has been prepared; (Date approved 7-26-2005);
- A plat has been reviewed and approved by the Commissioners Court; (verified by HS);
- 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 HS);
- 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 HS);
- 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 HS);
- electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by HS);

Deadd
Planning Department Authorized Signature

Richard F. Uresti
Hidalgo County Judge
Date 3/18/25

APPROVED BY
COMMISSIONERS COURT
ON: 3/18/25

ATTEST: Antonio Hernandez Jr.
Hidalgo County Clerk
Date MAR 24 2025



PLANNING DEPARTMENT

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Precinct 1 2 3 4

Anthony Uresti
Director of Planning

Application No: 1-9710

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: Rolando MARTINEZ

Address: 11752 MESQUITE CIRCLE
WESLACO, TX 78599

Phone: 956 763-8103

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

RESACA ESCONDIDA LOT # 24

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)

3/3/25
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:

3-3-25
Date

[Signature]
County Official



COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

Permit No.: Permit 1-9710
Receipt No.: 036757
R2057-00-000-0024-00

MARTINEZ ROLANDO & PRISCILLA
11752 MESQUITE CIRCLE
WESLACO, TX 78599
(956) 763-8103
(956) 763-8103

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 30 Residential, additions/renovations (adding rooms, carport/garage and storage, etc.)
- [4] Size of Structure: 3112Sq.Ft.
- [5] Legal Description: RESACA ESCONDIDA LOT 24
- [6] Location: mile 14 1/2 & fm 88
- [7] Sewage: N/A
- [8] Construction Type: Metal
- [9] Est. Cost of Construction: \$120000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340450C
Precinct: 1
Certification of Elevation Required: No
Setbacks: Front 25', Rear 20', Side 10', Side 10', Corner '
Special Conditions: must comply with all county setbacks & regulations
Description: Permit 1-9710
Price: \$30.00
Total Amount.....\$30.00
Method of Payment: Cash
Check/M.O.#:
Payment: \$30.00
Change Due: \$0.00
Application: sonia.diaz
Inspector: leo.najera
Receipt: sonia.diaz

_____ *Sonia* _____ 9/10/24
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.

mlt wt
Signature of Owner or Applicant

9-10-24
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: August 14, 2015

Grantor: GONZALES FAMILY LIMITED PARTNERSHIP a/k/a GONZALEZ FAMILY LIMITED PARTNERSHIP, a Texas limited partnership

Grantor's Mailing Address:

GONZALES FAMILY LIMITED PARTNERSHIP
P. O. Box 4324
Brownsville, Texas 78523

Grantee: ROLANDO MARTINEZ and PRISCILLA MARTINEZ

Grantee's Mailing Address:

ROLANDO MARTINEZ and PRISCILLA MARTINEZ
11752 Mesquite Circle
Weslaco, TX 78596

Consideration:

Cash and a note of even date executed by Grantee and payable to the order of Grantor in the principal amount of TWENTY SIX THOUSAND AND NO/100 DOLLARS (\$26,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to PAUL HEMPHILL, trustee.

Property (including any improvements):

Lot Number Twenty-four (24), RESACA ESCONDIDA SUBDIVISION, an Addition to the City of Elsa, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 48, Page 102, Map Records, Hidalgo County, Texas.

Reservations from Conveyance:

None

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 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 instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2015, 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.

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

As part of the consideration for this deed, Grantor and Grantee agree that, as between Grantor and Grantee, the risk of liability or expense for environmental problems, even if arising from events before closing, is the sole responsibility of Grantee, regardless of whether the environmental problems were known or unknown at closing. Grantee indemnifies, holds harmless, and releases Grantor from liability for any latent defects and from any liability for environmental problems affecting the property, including liability under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), the Resource Conservation and Recovery Act (RCRA), the Texas Solid Waste Disposal Act, or the Texas Water Code. Grantee indemnifies, holds harmless, and releases Grantor from any liability for environmental problems affecting the property arising as the result of Grantor's own negligence or the negligence of Grantor's representatives. Grantee indemnifies, holds harmless, and releases Grantor from any liability for environmental problems affecting the property arising as the result of theories of products liability and strict liability, or under new laws or changes to existing laws enacted after the effective date that would otherwise impose on Grantor in this type of transaction new liabilities for environmental problems affecting the property.

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

GONZALES FAMILY LIMITED PARTNERSHIP
a/k/a GONZALEZ FAMILY LIMITED
PARTNERSHIP, a Texas limited partnership, acting
by and through its general partner, G T Estates, Inc.,
a Texas Corporation.

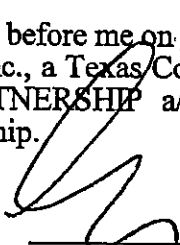

Abel Gonzales, Sr., President

STATE OF TEXAS)

COUNTY OF CAMERON)

This instrument was acknowledged before me on August 14, 2015, by Abel Gonzales, Sr., President of G T Estates, Inc., a Texas Corporation, general partner, on behalf of GONZALES FAMILY LIMITED PARTNERSHIP a/k/a GONZALEZ FAMILY LIMITED PARTNERSHIP, a Texas limited partnership.




Notary Public, State of Texas
My commission expires: 07/21/2019

PREPARED IN THE OFFICE OF:

PAUL HEMPHILL
815 Ridgewood
Brownsville, Texas 78520
PHONE: (956) 546-5596
FAX: (956) 544-7201

AFTER RECORDING RETURN TO:

ROLANDO MARTINEZ and PRISCILLA MARTINEZ
117521 Mesquite Circle
Weslaco, TX 78596