



RICHARD F. CORTEZ  
County Judge

# OFFICE OF THE COUNTY JUDGE County of Hidalgo

## CERTIFICATES OF PLAT APPROVALS – CONSENT AGENDA

### COMMISSIONERS COURT AGENDA FOR May 29th, 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>1</u>
<b>TOTAL CERTIFICATES</b>	<b><u>11</u></b>

AI-99548

Planning Department

**CC CONSENT AGENDA SPECIAL MTG**

**Meeting Date:** 05/27/2025 *5/29/25*

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

**Department:** PLANNING DEPT.

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**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**

EVERGREEN VALLEY ESTATES PH 2 LOT 190  
 EVERGREEN VALLEY ESTATES PH 3 LOT 72  
 LEONEL SALAZAR 1-10604  
 JOSE LUIS GARCIA 1-10318  
 VALENTIN OLMEDO VARGAS  
 EL ENCANTADO ESTATES II  
 LUIS MANUEL MORALES  
 LG HOMELAND DEVELOPMENT  
 OSO GRANDE ESTATES  
 JUAN HUERTA JR  
 THOMAS F PHELLIPS

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**Form Review**

<b>Inbox</b>	<b>Reviewed By</b>	<b>Date</b>
(Originator)	Iliana Rocha	05/21/2025 04:37 PM
Form Started By: Iliana Rocha		Started On: 05/21/2025 04:37 PM

MAY 2025

SUBMITTAL									
DATE	FOR APPROVAL BY						ROUTING	RETURNED	RECEIVED BY
05/21/25	C.COURT ON 05/27/25						STAFF	DATE	STAFF
	APPLICANT	LEGAL DESCRIPTION	LOT	BLOCK	PERMIT#	REQUEST		BY C.COURT	

5/16/2025	ADRIAN TORRES	EVERGREEN VALLEY ESTATES PH 3	72		4-7439	LIGHT	AA		
5/8/2025	NORMA ALICIA SALINAS	EVERGREEN VALLEY ESTATES PH 2	190		4-9577	WATER	AA		



5/21/25

# PLANNING DEPARTMENT

## County of Hidalgo



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

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

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

Precinct 1 2 3 4

**Anthony Uresti**  
Director of Planning

Application No: 4-7439

### 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: Adrian Torres

Address: 22703 Skinner Road  
Edcouch TX 78538

Phone: 956 529 3728

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 / 1</u>	<u>Existing USSF</u> <u>5/16/25</u>

Water Supplier: N/A

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

Account/ESI No.: #100.327 894 321 458 81  
[ ] Temporary Pole [X] Permanent Service

regarding the land described as:

Evergreen Valley Est. III Lot # 72

on May 29, 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;
- no electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(Date approved 3/16/01);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

[Signature]  
Hidalgo County Clerk

JUN 02 2025  
Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 5/29/25 [Signature]

[Signature]



# PLANNING DEPARTMENT

Rev. 12-21-23

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2401 N. Moorefield Rd.  
Mission, TX 78572  
956-205-7045

Precinct 1 2 3 4

**Anthony Uresti**  
Director of Planning

Application No: 4-7439

### 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: Adrián Torres

Address: 22703 Skinner Road

Edcouch TX 78538

Phone: 956 529-3728

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

Evergreen Valley Est. Ph III lot #12

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

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

Adrián Torres  
Requesting Party (Signature)

5-16-25  
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:

04/28/25  
Date

[Signature]  
County Official



COUNTY OF HIDALGO  
PLANNING DEPARTMENT

Permit No.: Permit 4-7439

Receipt No.: 030021

E8250-03-000-0072-00

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

- CANO ADRIAN TORRES & RAMON TORRES-PERALES
- 4314 AARON DR
- MISSION, TX 78574
- (956) 529-3728
- (956) 529-3728
- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 3100Sq.Ft.
- [5] Legal Description: EVERGREEN VALLEY ESTATES PH 3 LOT 72
- [6] Location: skinner rd and mile 20
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$100000
- [10] Flood Zone: Zone AE

Community Panel Number: 4803340325D  
 Precinct: 4  
 Certification of Elevation Required: Yes  
 Setbacks: Front 50', Rear 35', Side 6', Side 6', Corner '  
 Special Conditions: must comply with all setbacks and regulations required by the hcpd  
 Description: Permit 4-7439  
 Price: \$30.00  
**Total Amount.....\$30.00**  
 Method of Payment: Cash  
 Check/M.O.#:  
 Payment: \$30  
 Change Due: \$0.00  
 Application: melissa.lopez  
 Inspector: danny.sanchez  
 Receipt: melissa.lopez

*Melissa Lopez* 6/13/23  
 Cashier Date

ID# 7163912

[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.

*Adrian Torres*  
 \_\_\_\_\_  
 Signature of Owner or Applicant

6-13-2023  
 \_\_\_\_\_  
 Date

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

## **SPECIAL WARRANTY DEED WITH VENDOR'S LIEN**

Date: April 6, 2016

Grantor: Evergreen Valley Inc., a Texas Corporation  
Grantor's Mailing Address:  
3714 S. Exp. 281  
Edinburg, Texas 78542

Grantee: Adrian Torres Cano and Ramon Torres-Perales  
Grantee's Phone Number: (956) 518-0104  
Grantee's Mailing Address (including county):  
4314 Aaron Dr.  
Mission, Texas 78574  
Hidalgo County, Texas

Consideration: Ten Dollars and other valuable consideration paid by Grantee to Grantor, the receipt of which is hereby acknowledged, and the further consideration of a note of even date that is in the principal amount of Eighty Thousand Nine Hundred Fifty and 00/100 (\$80,950.00), and is executed by Grantee, payable to the order of Grantor (the "Purchase Note"). The Purchase Note is secured by a vendor's lien retained in this deed and by a deed of trust of even date to Nancy Scurlock, Trustee.

Property (including any improvements):

Lot(s) 72, Evergreen Valley Estates, Phase III, as shown by the map or plat thereof recorded in Volume 52, Pages 135-144, Map Records, Hidalgo County, Texas

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

1. A lien securing a promissory note (the "Prior Note"), dated October 13, 2006, payable to the order of First National Bank which is described in and secured by a Deed of Trust filed for record in the Office of the County Clerk of Hidalgo County, Texas under Clerk's Document Number 1703891. Grantor shall be obligated to obtain a release of the Property from all liens and security interests securing the Prior Note within 30 days of the date Grantee makes final payment on the Purchase Note;
2. A lien securing a promissory note (the "Prior Note"), dated October 13, 2006, payable to the order of Sundown Developments, Ltd., a Texas Limited Partnership which is described in and secured by a Deed of Trust filed for record in the Office of the County Clerk of Hidalgo County, Texas under Clerk's Document Number 1703892. Grantor shall be obligated to obtain a release of the Property from all liens and security interests securing the Prior Note within 30 days of the date Grantee makes final payment on the Purchase Note;
3. Visible and apparent easements on or across the subject property;
4. Rights of parties in possession;
5. Easements, rights-of-way, and prescriptive rights, whether of record or not;
6. All recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property;
7. Rights of adjoining owners in any walls and fences situated on a common boundary;
8. Any discrepancies, conflicts, or shortages in area or boundary lines;
9. Any encroachments or overlapping of improvements;
10. All rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of any Water Improvement District, Irrigation District, or other applicable governmental district, agency, or authority;
11. Taxes for the current year and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership;
12. The prior reservation or conveyance of all oil, gas, and other minerals previously reserved or conveyed by any parties having the right to do so;
13. All Easements, restrictions, set back lines, drainage swale requirements, and other matters shown on the plat of Evergreen Valley Estates, Phase III, as shown on the plat thereof, recorded in Volume 52, Pages 135-144, Map records of Hidalgo County, Texas; and

*AT*  
A-T

14. Subdivision Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas affecting the subject property.

SAVE AND EXCEPT, and there is hereby reserved unto Grantor, Grantor's successors and assigns, all oil, gas, and other minerals in, on, or under, or that may be produced from the Property, together with the right of ingress and egress at all times for the purpose of mining, drilling, exploring, operating, and developing said Property for oil, gas, and/or other minerals and removing the same there from. If the Property is subject to an existing Lease for oil and gas, or oil, gas and other minerals, Grantor is entitled to receive the royalties and other benefits that are associated with the Property and payable under the Lease.

SAVE AND EXCEPT, and there is hereby reserved unto Grantor, Grantor's successors and assigns, (to the fullest extent permitted by law) all water rights and rights to water (whether riparian, appropriative or otherwise) presently appended or annexed to said property.

Grantor, for the consideration and subject to the reservations from, and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty, when the claim is by, through, or under Grantor, but not otherwise.

By the acceptance of this Deed, Grantee is taking the Property "as is", "where is" and "with all faults", and without any representations or warranties whatsoever, express or implied, written or oral, it being the intention of Grantor and Grantee to expressly negate and exclude all representations and warranties, including, but not limited to (i) the physical condition of the property or any element thereof, including, without limitation, warranties related to suitability for habitation, merchantability or fitness for a particular purpose; (ii) the nature or quality of construction, structural design and engineering of any improvements; (iii) the quality of the labor and materials included in any improvements; (iv) the soil conditions; drainage or other conditions existing at the property with respect to any particular purpose, developmental potential or otherwise; (v) all warranties created by any affirmation of fact or promise or by any description of the property; and (vi) all other warranties and representations whatsoever, except the warranty of title expressly set forth herein.

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

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

Evergreen Valley Inc., a Texas Corporation

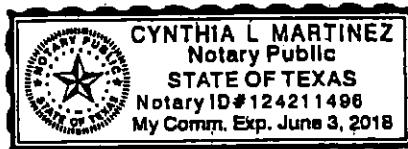
BY: [Signature]  
Herb Scurlock III, Secretary

(Acknowledgment)

State of Texas  
County of Hidalgo

This instrument was acknowledged before me on the 4/5/2016, by Herb Scurlock III, Secretary of Evergreen Valley Inc., a Texas Corporation, on behalf of said Texas Corporation.

[Signature]  
Notary Public, State of Texas



AFTER RECORDING RETURN TO:

Evergreen Valley Inc.  
3714 S. Exp. 281  
Edinburg, Texas 78542

[Handwritten initials]  
A.T.



# PLANNING DEPARTMENT

Rev. 12-21-23

## County of Hidalgo

Main Office  
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281  
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Precinct No. 1 Substation  
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956-968-4734

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

Precinct 1 2 3 **4**

**Anthony Uresti**  
Director of Planning

Application No: 4-9577

### 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: Norma Alicia Salinas - Saucedo  
Lot 190 Evergreen Estates PH2 Mile 20 RD  
Address: 15903 Mile 20 N  
Edinburg Tx  
78542  
Phone: 956-279-0126

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	<u>az</u>
Inspection/Permit No: _____	Authorized Signature	Authorized Signature
Date Approved: _____	<u>/ /</u>	<u>existing OSSF</u> <u>05/08/25</u>

Water Supplier: North Alamo Water Supply

Utility Provider:  M.V.E.C.      AEP

Account/ESI No.: NA  
 Temporary Pole      Permanent Service

regarding the land described as:

Evergreen Valley Estates Phase 2 Lot 190

on May 27, 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 3/15/05);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by [Signature]);
- No an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by az);
- 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 az);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

[Signature]  
Planning Department Authorized Signature

[Signature]  
Hidalgo County Judge  
Date 5-29-25

ATTEST: [Signature]  
Hidalgo County Clerk  
Date JUN 02 2025

APPROVED BY  
COMMISSIONERS COURT  
ON: 5-29-25 MM

[Signature]



# PLANNING DEPARTMENT

Rev. 12-21-23

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2401 N. Moorefield Rd.  
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956-205-7045

Precinct 1 2 3 4

**Anthony Uresti**  
Director of Planning

Application No: 4-9577

### 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: Norma Alicia Salinas-Saucedo

Address: 15903 Mile 20 N

Lot 190 Evergreen Estates PH 2, mile 20 RD

Phone: 956-279-0126 Edinburg TX 78542

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

Lot 190 Evergreen Estates PH 2, mile 20 RD

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

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

Norma Saucedo  
Requesting Party (Signature)

5/8/25  
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:

5/16/25  
Date

[Signature]  
County Official



Chapter 232, Texas Local Government Code

4/28/2025 12:59:13 PM

COUNTY OF HIDALGO  
PLANNING DEPARTMENT


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

Permit No.: Permit 4-9577  
Receipt No.: 040331  
E8250-02-000-0190-00

SALINAS NORMA ALICIA  
609 ZENON MOYA ST  
EDINBURG, TX 78542  
(956) 279-0126  
(956) 605-1817

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2506Sq.Ft.
- [5] Legal Description: EVERGREEN VALLEY ESTATES PH 2 LOT 190
- [6] Location: BRUSHLINE AND MILE 20 RD
- [7] Sewage: N/A
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$300000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D  
Precinct: 4  
Certification of Elevation Required: No  
Setbacks: Front 50', Rear 35', Side 6', Side 6', Corner '  
Special Conditions: **MUST COMPLY WITH ALL SETBACKS AND REGULATIONS REQUIRED BY THE HCPD**  
Description: Permit 4-9577  
Price: \$200.00  
**Total Amount.....\$200.00**  
Method of Payment: Cash  
Check/M.O.#:  
Payment: \$200  
Change Due: \$0.00  
Application: maria.cerda  
Inspector: angel.delacerda  
Receipt: maria.cerda

  
\_\_\_\_\_  
Cashier

04/28/25  
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

4-28-25  
Date

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

**SPECIAL WARRANTY DEED WITH VENDOR'S LIEN 1744617**

Date: February 23, 2007

Grantor: Evergreen Valley Inc., a Texas Corporation  
Grantor's Mailing Address:  
3714 S. Exp. 281  
Edinburg, Texas 78539

Grantee: Norma Alicia Salinas ✓  
Grantee's Phone Number: (956) 279-0126  
Grantee's Mailing Address (including county):  
609 Zenon Moya  
Edinburg, Texas 78541  
Hidalgo County, Texas

Consideration: Ten Dollars and other valuable consideration paid by Grantee to Grantor, the receipt of which is hereby acknowledged, and the further consideration of a note of even date that is in the principal amount of Twenty Nine Thousand Four Hundred Fifty & no/100's (\$29,450.00), and is executed by Grantee, payable to the order of Grantor (the "Purchase Note"). The Purchase Note is secured by a vendor's lien retained in this deed and by a deed of trust of even date to Nancy Scurlock, Trustee.

Property (including any improvements):

Lot(s) 190, Evergreen Valley Estates, Phase II, as shown by the map or plat thereof recorded in Volume 47, Page 85-97, Map Records, Hidalgo County, Texas

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

1. A lien securing a promissory note (the "Prior Note"), dated August 10, 2004, payable to the order of First National Bank which is described in and secured by a Deed of Trust filed for record in the Office of the County Clerk of Hidalgo County, Texas under Clerk's Document Number 1380418. Grantor shall be obligated to obtain a release of the Property from all liens and security interests securing the Prior Note within 30 days of the date Grantee makes final payment on the Purchase Note;
2. A lien securing a promissory note (the "Prior Note"), dated August 10, 2004, payable to the order of Sundown Developments, Ltd., a Texas Limited Partnership which is described in and secured by a Deed of Trust filed for record in the Office of the County Clerk of Hidalgo County, Texas under Clerk's Document Number 1380419. Grantor shall be obligated to obtain a release of the Property from all liens and security interests securing the Prior Note within 30 days of the date Grantee makes final payment on the Purchase Note;
3. Visible and apparent easements on or across the subject property;
4. Rights of parties in possession;
5. Easements, rights-of-way, and prescriptive rights, whether of record or not;
6. All recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property;
7. Rights of adjoining owners in any walls and fences situated on a common boundary;
8. Any discrepancies, conflicts, or shortages in area or boundary lines;
9. Any encroachments or overlapping of improvements;
10. All rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of any Water Improvement District, Irrigation District, or other applicable governmental district, agency, or authority;
11. Taxes for the current year and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership;

*Norma Salinas*

- 12. The prior reservation or conveyance of all oil, gas, and other minerals previously reserved or conveyed by any parties having the right to do so;
- 13. All Easements, restrictions, set back lines, drainage swale requirements, and other matters shown on the plat of Evergreen Valley Estates, Phase II, as shown on the plat thereof, recorded in Volume 47, Pages 85-97, Map records of Hidalgo County, Texas; and
- 14. Subdivision Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas affecting the subject property.

**SAVE AND EXCEPT**, and there is hereby reserved unto Grantor, Grantor's successors and assigns, all oil, gas, and other minerals in, on, or under, or that may be produced from the Property, together with the right of ingress and egress at all times for the purpose of mining, drilling, exploring, operating, and developing said Property for oil, gas, and/or other minerals and removing the same there from. If the Property is subject to an existing Lease for oil and gas, or oil, gas and other minerals, Grantor is entitled to receive the royalties and other benefits that are associated with the Property and payable under the Lease.

**SAVE AND EXCEPT**, and there is hereby reserved unto Grantor, Grantor's successors and assigns, (to the fullest extent permitted by law) all water rights and rights to water (whether riparian, appropriative or otherwise) presently appended or annexed to said property.

Grantor, for the consideration and subject to the reservations from, and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty, when the claim is by, through, or under Grantor, but not otherwise.

By the acceptance of this Deed, Grantee is taking the Property "as is", "where is" and "with all faults", and without any representations or warranties whatsoever, express or implied, written or oral, it being the intention of Grantor and Grantee to expressly negate and exclude all representations and warranties, including, but not limited to (i) the physical condition of the property or any element thereof, including, without limitation, warranties related to suitability for habitation, merchantability or fitness for a particular purpose; (ii) the nature or quality of construction, structural design and engineering of any improvements; (iii) the quality of the labor and materials included in any improvements; (iv) the soil conditions; drainage or other conditions existing at the property with respect to any particular purpose, developmental potential or otherwise; (v) all warranties created by any affirmation of fact or promise or by any description of the property; and (vi) all other warranties and representations whatsoever, except the warranty of title expressly set forth herein.

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

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

Evergreen Valley Inc., a Texas Corporation

BY: *Herb Scurlock III*  
Herb Scurlock III, Secretary

(Acknowledgment)

State of Texas  
County of Hidalgo

This instrument was acknowledged before me on the 23<sup>rd</sup> day of February 2007, by Herb Scurlock III, Secretary of Evergreen Valley Inc., a Texas Corporation, on behalf of said Texas Corporation.

*Cynthia L. Martinez*  
Notary Public, State of Texas



AFTER RECORDING RETURN TO:  
Evergreen Valley Inc.  
3714 S. Exp. 281  
Edinburg, Texas 78539  
Special Warranty Deed  
Page 2

*Norma Salinas*

RELEASE OF LIEN

DATE: March 2, 2017  
NOTE:

Date: February 23, 2007  
Original Amount: Twenty-Nine Thousand Four Hundred Fifty and No/100's (\$29,450.00)

Maker: Norma Alicia Salinas  
Payee: Evergreen Valley, Inc., a Texas Corporation

Holder of Note and Lien: Evergreen Valley, Inc., a Texas Corporation

Holder's Mailing Address: 902 Bighorn Dr.  
Edinburg, Texas 78542

Note and Lien are described  
In the following document:

Deed of Trust dated February 23, 2007 executed by Norma Alicia Salinas recorded under Clerk's File No. 1744618 on April 10, 2007, Official Records, Hidalgo County, Texas, securing the payment of a note in the amount of Twenty-Nine Thousand Four Hundred Fifty & 00/100's Dollars (\$29,450.00) payable to the order of Evergreen Valley, Inc., a Texas Corporation.

Property to be released from lien:

All of Lot(s) 190, Evergreen Valley Estates Subdivision, Phase II, as shown by the map or plat thereof recorded in Volume 47, Page 85-97, Map Records, Hidalgo County, Texas

Holder of Note and Lien is the owner and holder of the Note and Lien described above.

Holder of Note and Lien acknowledges payment in full of the Note and releases the Property from the Lien and from all liens held by Holder of Note and Lien, without regard to how they were created or evidenced.

Holder of Note and Lien expressly waives and releases all present and future rights to establish or enforce the Lien as security for payment of any future or other indebtedness.

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

Evergreen Valley Inc., a Texas Corporation

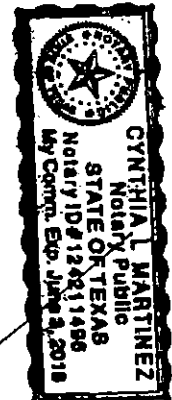
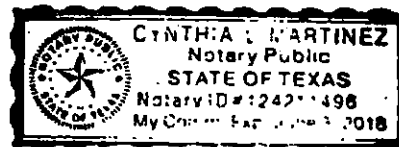
  
Herb Scurlock III, Secretary

(Acknowledgment)

This instrument was acknowledged before me on the 2<sup>nd</sup> day of March, 2017, by Herb Scurlock III, Secretary of Evergreen Valley Inc., a Texas Corporation on behalf of said Texas Corporation.

  
Notary Public, State of Texas

After recording, mail to:  
Evergreen Valley, Inc  
902 Bighorn Dr.  
Edinburg, Texas 78542



PLANNING DEPT. PCT 1 WATER SERVICE AVAILABILITY		
	APPLICANT	APPLICATION NO.
1.	JOSE LUIS GARCIA	1-10318
	COMM. COURT: MAY 27, 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: 1-10318

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

Upon the application of:

Name: Jose Luis Green  
DBA South Land Builders  
Address: 5569 Mipe 9 N Rd.  
Mercedes Tx  
78570  
Phone: (954) 472-0239

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	<u>[Signature]</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved: _____	_____	<u>55810</u>
_____	_____	<u>05/16/25</u>

Water Supplier: North Alamo Water Supply  
Utility Provider: [ ] M.V.E.C. [X] AEP  
Account/ESI No.: 10032789467179830  
[ ] Temporary Pole [ ] Permanent Service

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

Campacuas W105.22-E350.22-207 Lot 3 Blk 102 0.50'  
AC Ref

[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 May 29th, 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.

[Signature]  
Planning Department Authorized Signature

[Signature]  
Hidalgo County Judge  
Date: 5-29-25

ATTEST: [Signature]  
Hidalgo County Clerk  
Date: JUN 02 2025

APPROVED BY  
COMMISSIONERS COURT  
ON: 5-29-25 MM

[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 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: 110318

**AFFIDAVIT  
TO APPLY TO THE COUNTY OF HIDALGO  
FOR CERTIFICATE OF WATER SERVICE AVAILABILITY  
UNDER TEXAS LOCAL GOVT. CODE SECTION 232.029(c)(2)**

[Note: To be eligible, the land must not have been subdivided after September 1, 1995.]

THE STATE OF TEXAS     §  
COUNTY OF HIDALGO    §

BEFORE ME, the undersigned authority, on this day personally appeared

Jose Luis Garcia

Known to me [or proved to me in the oath of \_\_\_\_\_ or through TX DL (description of federal or state government ID card with photograph and signature)], who swore on oath that the following two statements are true:

1. "I am requesting utility service to the following described land:

5569 Mile 9 Rd N. Mercedes TX 78570."

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

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

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

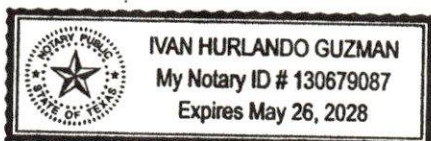
~~3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."~~

~~OR~~

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

[Signature] (Signature)

SUBSCRIBED AND SWORN TO before me on May 14<sup>th</sup>, 2025 to certify which, witnesses my hand and seal of office.



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



COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

Permit No.: Permit 1-10318
Receipt No.: 038933
C0700-00-102-0003-25

SOUTH LAND BUILDERS LLC
2416 LUPITA ST
WESLACO, TX 78599
(956) 472-0239
(956) 472-0239

- [1] Contractor: SELF
[2] Water System: North Alamo WSC
[3] Class of Work: 25 Residential, new, Single Family Dwelling
[4] Size of Structure: 2301Sq.Ft.
[5] Legal Description: CAMPACUAS W105.22-E350.22'-N207' LOT
3 BLK 102 0.50 AC NET
[6] Location: MILE 9 N. & MILE 1 1/2 W.
[7] Sewage: N/A
[8] Construction Type: Brick
[9] Est. Cost of Construction: \$140000
[10] Flood Zone: Zone X

Community Panel Number: 4803340425C
Precinct: 1
Certification of Elevation Required: No
Setbacks: Front 50', Rear 15', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH ALL COUNTY
SETBACKS & REGULATIONS
Description: Permit 1-10318
Price: \$200.00

Total Amount.....\$200.00
Method of Payment: Check
Check/M.O.#: 508
Payment: \$200.00
Change Due: \$0.00
Application: sonia.diaz
Inspector: gilbert.pecina
Receipt: sonia.diaz

Cashier [Signature] Date 2/7/25

[NOTICE]

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Signature of Owner or Applicant [Signature] Date 2-7-25

Capital Title

GF# 24-835727-4

**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: November 20, 2024

Grantor: Abad Morales aka Abed Morales, a single person

Grantor's Mailing Address: 3219 S Ash St., Weslaco, TX 78596

Grantee: South Land Builders LLC

Grantee's Mailing Address: 1420 East Interstate Highway 2, Weslaco, TX 78596

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

Property (including any improvements):

0.50 acre tract out of the East 23 acres of Lot 3, Block 102, Camauas Addition, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 7, Page 52, Map Records, Hidalgo County, Texas.

Beginning at the Northeast corner of Lot Three (3), Block 102, Camauas Addition, Hidalgo County, Texas,

Thence, West 245 feet to a point, the same being the Northeast corner of this tract to be described herein, and being the point of beginning hereof;

Thence, South 207 feet to a point for the Southeast corner of this tract;

Thence, West 105.22 feet to a point for the Southwest corner hereof;

Thence, North 207 feet to a point for the Northwest corner hereof;

Thence, East 105.22 feet to a point of being the point of beginning and containing .05 of an acre more or less.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

This Deed is executed, delivered and accepted subject to all and singular any liens securing the payment of any debt created or assumed in connection herewith if such liens are described herein, standby fees, ad valorem taxes for the current and all subsequent years, subsequent assessments for prior years due to changes in land usage or ownership, zoning ordinances, utility district assessments and standby fees, if any, applicable to and enforceable against the above described property, and all valid utility easements created by the dedication deed or plat of the subdivision in which said real property is located, covenants, restrictions common to the platted subdivision in which said real property is located, mineral reservations, maintenance fund liens, and any title or rights asserted by anyone, including, but not limited to, persons, corporations, governments or other entities to tidelands, or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs or oceans, or to any land extending from the line of the harbor or bulkhead lines as established or changed by any government or to filled-in lands, or artificial islands, or to riparian rights or other statutory water rights, or the rights or interests of the State of Texas or the public generally in the area extending from the line of mean low tide to the line of vegetation or the right of access thereto, or right of easement along and across the same, if any, applicable to and enforceable against the above described property as shown by the records of the County Clerk of the County in which said real property is located.



22533

10  
A.99

STATE OF TEXAS }  
COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS:

That We, Servando Villa and wife, Consuelo Villa,

of Hidalgo County, State of Texas, in consideration of the sum of  
Ten and no/100 \_\_\_\_\_ DOLLARS (\$ 10.00 )

to said grantor s in hand paid by the grantees hereinafter named, the receipt of which is hereby acknowl-  
edged, AND THE FURTHER CONSIDERATION of the execution and delivery by the grantees herein  
of their one certain promissory note dated June 13, 1983

in the principal amount of One Thousand Five Hundred and no/100 \_\_\_\_\_ Dollars,  
payable to the order of The First National Bank of Mercedes

which \$ 1,500.00 represents funds advanced by The First National Bank of Mercedes  
to the grantor s herein, at the request of and as a loan to the grantees herein in payment of part of the  
purchase price of the property herein conveyed, which note is payable in <sup>18</sup>monthly installments of \$ 93.93  
per month, including interest at the rate of 15.5 per cent per annum, the first installment being  
due and payable on July 13, 19 83, and a like installment being due and payable

on the same day of each and every calendar month thereafter until said note and all interest thereon are  
fully paid off and discharged, which note contains the usual accelerated maturity, 10% attorney's fee and  
default clauses, and in addition to the vendor's lien retained herein in favor of The First National  
Bank of Mercedes, securing its payment, the grantees herein have

executed their deed of trust of even date with said note to John C. Jones, Jr.,  
Trustee; have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND

CONVEY unto Orlando Martinez and wife, Rosalinda A. Martinez  
118 S. Cantu, Weslaco, Texas 78596  
of Hidalgo County, Texas, all that certain property situate in the County of Hidalgo

State of Texas, described as follows, to-wit:

A. 0.50 acre tract out of the East 23 acres of Lot 3, Block 102, Campaus Addition,  
Hidalgo County, Texas, as per map or plat thereof recorded in Volume 7, Page 52,  
Map Records, Hidalgo County, Texas.

Beginning at the Northeast corner of Lot Three (3), Block 102, Campaus Addition,  
Hidalgo County, Texas,

Thence, West 245 feet to a point, the same being the Northeast corner of this tract  
to be described herein, and being the point of beginning hereof;

Thence, South 207 feet to a point for the Southeast corner of this tract;

Thence, West 105.22 feet to a point for the Southwest corner hereof;

Thence, North 207 feet to a point for the Northwest corner hereof;

Thence, East 105.22 feet to a point of being the point of beginning and containing .05 of an acre more or less.

"This conveyance is made subject to the following matters, to the extent same are in effect at this time: Any and all restrictions, covenants, conditions, easements and reservations, if any, relating to the hereinabove described property, but only to the extent they are still in effect, shown of record in hereinabove mentioned County and State, and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that they are still in effect, relating to the hereinabove described property."

TO HAVE AND TO HOLD the said premises, together with all rights, hereditaments and appurtenances thereto belonging, unto the said grantees above named, their heirs and assigns, forever. And we do hereby bind ourselves, <sup>our</sup> heirs, executors and administrators, to WARRANT AND FOREVER DEFEND the title to the said property unto the said grantees above named, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

But it is expressly agreed and stipulated that a vendor's lien is created herein in favor of The First National Bank of Mercedes and said The First National Bank of Mercedes will hold superior title in and to the above described property, premises and improvements, and the title in the grantee will not become absolute until the above described note, together with all renewals and extensions thereof, and all interest and other charges therein stipulated, are fully paid, according to the face and effect and reading thereof, when this deed shall become absolute; and it shall be the same as if a vendor's lien was retained in favor of the grantor herein and assigned by proper assignment to The First National Bank of Mercedes without recourse on Grantors in any manner for the payment of said indebtedness.

EXECUTED this 13th day of June, 1983.

Servando Villa  
Servando Villa

Consuelo Villa  
Consuelo Villa

STATE OF TEXAS }  
COUNTY OF HIDALGO }

Before me, the undersigned authority, on this day personally appeared Servando Villa and Consuelo Villa

known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this 13th day of June, 1983.

Rachel Torres Rachel Torres  
Notary Public Hidalgo County, Texas.

STATE OF TEXAS }  
COUNTY OF }

Before me, the undersigned authority, on this day personally appeared

known to me to be the person whose name subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this day of

\_\_\_\_\_  
Notary Public County, Texas.

Form 18 Fred V. Hunter

**General Warranty Deed**  
**With Lien in Favor of Third Party**

22533

TO

FILED FOR RECORD  
1983 JUN 17 PM 4:12  
J. EDGAR RUIZ  
COUNTY CLERK  
HIDALGO COUNTY, TEXAS

VANBERG & FLORES  
Attorneys at Law  
P. O. Box 1076  
Mercedes, Texas 78570

*thp* Return to \_\_\_\_\_

**CITY OF MERCEDES, TEXAS'  
CERTIFICATE OF COMPLIANCE**

**Legal description: 0.50 acre tract of land out of lot 3 blk 102, Campacuas Addition, 5569 Mile 9 Rd, MERCEDES, TX, Mercedes, Texas 78570 –South Land Builders LLC**

The property described above has been determined by the City of Mercedes, Texas that it lies within its extraterritorial jurisdiction.

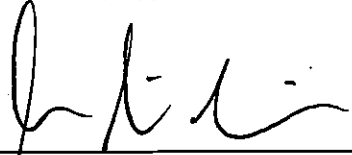
After careful examination, it has been determined that the subject property is not violative of the City of Mercedes' Subdivision Ordinance, nor the County of Hidalgo's 1987 Subdivision. See below for justification:

XX property's recorded legal description pre-existed applicable subdivision regulations.


Other: \_\_\_\_\_

The City of Mercedes does not perform title searches, thus it remains incumbent on the property owner and/or his/her agent to properly investigate for applicable deed restrictions, subdivision requirements (plat notes), and/or any other restrictive covenants.

By issuing this Certificate of Compliance, the owner and/or agent will sign below and agree that they will proceed to the water and/or sewer provider who has official CCN jurisdiction to pay for all utility service fees; and thereafter agree to go to the County of Hidalgo's Planning Department to secure any applicable building permit.

  
\_\_\_\_\_  
Applicant

2-6-25  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Adrian Perez  
Planning Director  
City of Mercedes, TX

2/3/25  
\_\_\_\_\_  
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: 1-10604

### 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: Leonel Sakizar

Address: 8019 Shilo Dr  
Weslaco, TX  
78596

Phone: (956) 472-1642

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	<u>[Signature]</u>
Inspection/Permit No: Date Approved:	_____ _____ / /	Authorized Signature <u>05/16/25</u>

Water Supplier: N.A.W.S

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

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

regarding the land described as: Shilo Lot 43

on May 29th, 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

- ys A plat has been prepared; (Date approved 10-26-2009);
- ys A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);
- ys 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]);
- ys 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]);
- ys electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

[Signature]  
Planning Department Authorized Signature

Richard F. Carter  
Hidalgo County Judge  
Date 5-29-25

ATTEST: [Signature]  
Hidalgo County Clerk  
Date JUN 02 2025

APPROVED BY  
COMMISSIONERS COURT  
ON: 5-29-25 MM

[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  
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: 110604

### 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: Leonel Salazar

Address: 8019 Shilo Dr

Weslaco, TX 78599

Phone: (956) 472-1462

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

Shilo Lot 43

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

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

Leonel Salazar  
Requesting Party (Signature)

May-13-2025  
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:

5/13/25  
Date

Leonel Salazar  
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	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

Permit No.: Permit 1-10604  
Receipt No.: 040088  
S3255-00-000-0043-00


SALAZAR LEO & EMMA  
110 S 29TH ST  
DONNA, TX 78537  
(956) 472-1662  
(956) 472-1662

- [1] Contractor: self
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2018Sq.Ft.
- [5] Legal Description: SHILO LOT 43
- [6] Location: MILE 12 1/2 N. & MILE 4 W.
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$200000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340450  
Precinct: 1  
Certification of Elevation Required: No  
Setbacks: Front 25', Rear 35', Side S.10', Side ', Corner 20'  
Special Conditions: MUST COMPLY WITH ALL COUNTY  
SETBACKS & REGULATIONS  
Description: Permit 1-10604  
Price: \$200.00

**Total Amount.....\$200.00**


Method of Payment: Cash  
Check/M.O.#:  
Payment: \$200  
Change Due: \$0.00  
Application: gilbert.pecina  
Inspector: gilbert.pecina  
Receipt: gilbert.pecina

  
Cashier

4/15/25  
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

04-15-2025  
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.**

## **SPECIAL WARRANTY DEED**

**Date:** February 20, 2025

**Grantor:** LEONEL R. SALAZAR (aka LEO SALAZAR) and wife, EMMA QUESADA SALAZAR (aka EMMA SALAZAR)

**Grantor's Mailing Address:** 110 S. 29th Street  
Donna, Texas 78537  
Hidalgo County

**Grantee:** LEONEL SALAZAR, III, a single man

**Grantee's Mailing Address:** 502 W. Pike Boulevard  
Weslaco, Texas 78596  
Hidalgo County

**Consideration:** Love and affection for our Grandson

**Property (including any improvements):**

Lot 43, Shilo Subdivision, as shown by the map or plat thereof recorded in Volume 38, Page 5, Map Records, Hidalgo County, Texas, reference to which is here made for all purposes.

**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 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; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; all rights, obligations; and taxes for 2025, which Grantee assumes and agrees to pay.

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 when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

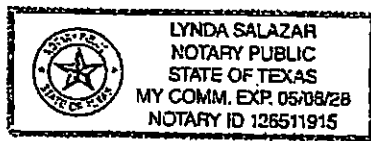
When the context requires, singular nouns and pronouns include the plural.

Leonel R Salazar  
LEONEL R. SALAZAR

Emma Quesada Salazar  
EMMA QUESADA SALAZAR

STATE OF TEXAS       §  
                                  §       (Acknowledgment)  
COUNTY OF HIDALGO   §

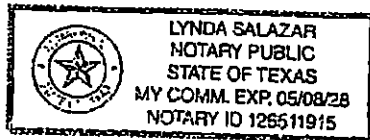
This instrument was acknowledged before me on the 21<sup>st</sup> day of February, 2025, by LEONEL R. SALAZAR.



Lynda Salazar  
NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS       §  
                                  §       (Acknowledgment)  
COUNTY OF HIDALGO   §

This instrument was acknowledged before me on the 21<sup>st</sup> day of February, 2025, by EMMA QUESADA SALAZAR.



Lynda Salazar  
NOTARY PUBLIC, STATE OF TEXAS

PLANNING DEPT. PCT 4 CERTIFICATE OF PLAT & UTILITY STATUS

1	VALENTIN OLMEDO VARGAS
2	EL ENCANTADO ESTATES II
3	LUIS MANUEL MORALES
4	LG HOMELAND DEVELOPMENT
5	OSO GRANDE ESTATES
6	JUAN HUERTA JR
7	THOMAS F PHILIPS

COMM. COURT: 05/27/2025

# PLANNING DEPARTMENT

## County of Hidalgo



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

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

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

OSSF's  
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:	Authorized Signature	Authorized Signature
Date Approved:	_____ / _____ / _____	_____ / _____ / _____

Name: Valentin Dineco - Vargas

Address: 8500 Arizada St  
Mission, Tx. 78714

Phone: 600-0507

Water Supplier: SWSC

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

Account/ESI No.: NA  
 Temporary Pole  Permanent Service

regarding the land described as: San Jose Tres Caberas 10# 1-3

on May 29th, 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 4/11/25);
  - 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 for Sen);
  - 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 for Sen);

[Signature]  
Planning Department Authorized Signature

[Signature]  
Hidalgo County Judge  
[Signature]  
Hidalgo County Clerk

5-29-25  
Date  
JUN 02 2025  
Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 5-29-25 MM

ATTEST:



# 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

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:** Valentin Olmedo-Vargas

**Address:** 8508 Ahijada St  
Mission, TX 78574

**Phone:** (956) 600-0507

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

San Jose Tres Caberas lots 1-3

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

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

Requesting Party (Signature)

03/11/2025  
Date

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

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

5/1/25  
Date

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

*sewer*

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

Name: EL Encantado Estates II LP

Address: 11410 N. Fm 493  
Donna, TX. 78537

Phone: 404-4431

Water Supplier: NAWS

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

Account/ESI No.: NA  
 Temporary Pole  Permanent Service

regarding the land described as:

EL Encantado phase 2 lots 1-236

on May 29th, 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  
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, 3/4/25);

(verified by for Sevin Jensen);

Yes

an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable;

(verified by [Signature]);

No

individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023;

(verified by [Signature]);

yes

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

(verified by Jensen);

[Signature]  
Planning Department Authorized Signature

Richard F. Punter  
Hidalgo County Judge

5-29-25  
Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 5-29-25 MM

ATTEST [Signature]  
Hidalgo County Clerk

JUN 02 2025  
Date



PLANNING DEPARTMENT
County of Hidalgo

Rev. 06-03-15

Main Office
1304 South 25th Street
Edinburg, Texas 78542
956-318-2840
956-318-2844

Precinct No.1 Substation
1902 Joe Stephens Ave.
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

T.J. Arredondo, CFM
Director of Planning

Sewer

Precinct 1 2 3 4

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: El Encantado Estates II, L.P.

Address: 11410 North F.M. 493

Donna, Texas 78537

Phone: (956) 464-4431

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

Deed EL Encantado Phase 2 lots 1-234

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

Requesting Party (Signature)

2/7/25
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

This part to be filled out by receiving county official:

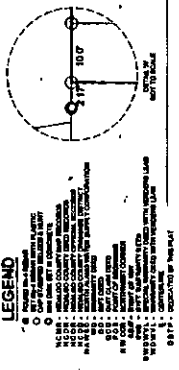
Location of land verified and completed request accepted by Hidalgo County for processing on:

5/1/25
Date

Jen Sevin
County Official

# PLAT OF EL ENCANTADO PHASE 2

BEING ALL OF BLOCK 18 IN THE NORTH PORTION OF LOT 100, BEING  
LOT 100 IN A CERTAIN TRACT OF LAND ACQUIRED BY THE PART  
RIP



**LEGEND**

1. Lot boundaries  
2. Common area  
3. Easement  
4. Right-of-way  
5. Survey monument  
6. Survey boundary  
7. Survey line  
8. Survey point  
9. Survey station  
10. Survey mark  
11. Survey monument  
12. Survey boundary  
13. Survey line  
14. Survey point  
15. Survey station  
16. Survey mark

THE PART IS BEING PLATED BY THE JOINT AND SEVERAL INTERESTS OF THE PARTIES TO THIS PLAT, TO-WIT: EL ENCANTADO PHASE 2, INC. AND EL ENCANTADO PHASE 2, LLC, BOTH OF WHICH ARE ORGANIZED UNDER THE LAWS OF THE STATE OF CALIFORNIA, AND EL ENCANTADO PHASE 2, LP, WHICH IS ORGANIZED UNDER THE LAWS OF THE STATE OF CALIFORNIA.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals this 15th day of February, 2015.

El Encantado Phase 2, Inc.  
El Encantado Phase 2, Inc.  
El Encantado Phase 2, Inc.

**EL ENCANTADO PHASE 2, INC.**  
COUNTY OF SAN DIEGO  
STATE OF CALIFORNIA

**EL ENCANTADO PHASE 2, LLC**  
COUNTY OF SAN DIEGO  
STATE OF CALIFORNIA

**EL ENCANTADO PHASE 2, LP**  
COUNTY OF SAN DIEGO  
STATE OF CALIFORNIA

APPROVED FOR RECORDING BY THE COUNTY CLERK OF SAN DIEGO COUNTY, CALIFORNIA, ON THIS 15th DAY OF FEBRUARY, 2015.

[Signature]  
COUNTY CLERK

APPROVED FOR RECORDING BY THE COUNTY CLERK OF SAN DIEGO COUNTY, CALIFORNIA, ON THIS 15th DAY OF FEBRUARY, 2015.

[Signature]  
COUNTY CLERK

APPROVED FOR RECORDING BY THE COUNTY CLERK OF SAN DIEGO COUNTY, CALIFORNIA, ON THIS 15th DAY OF FEBRUARY, 2015.

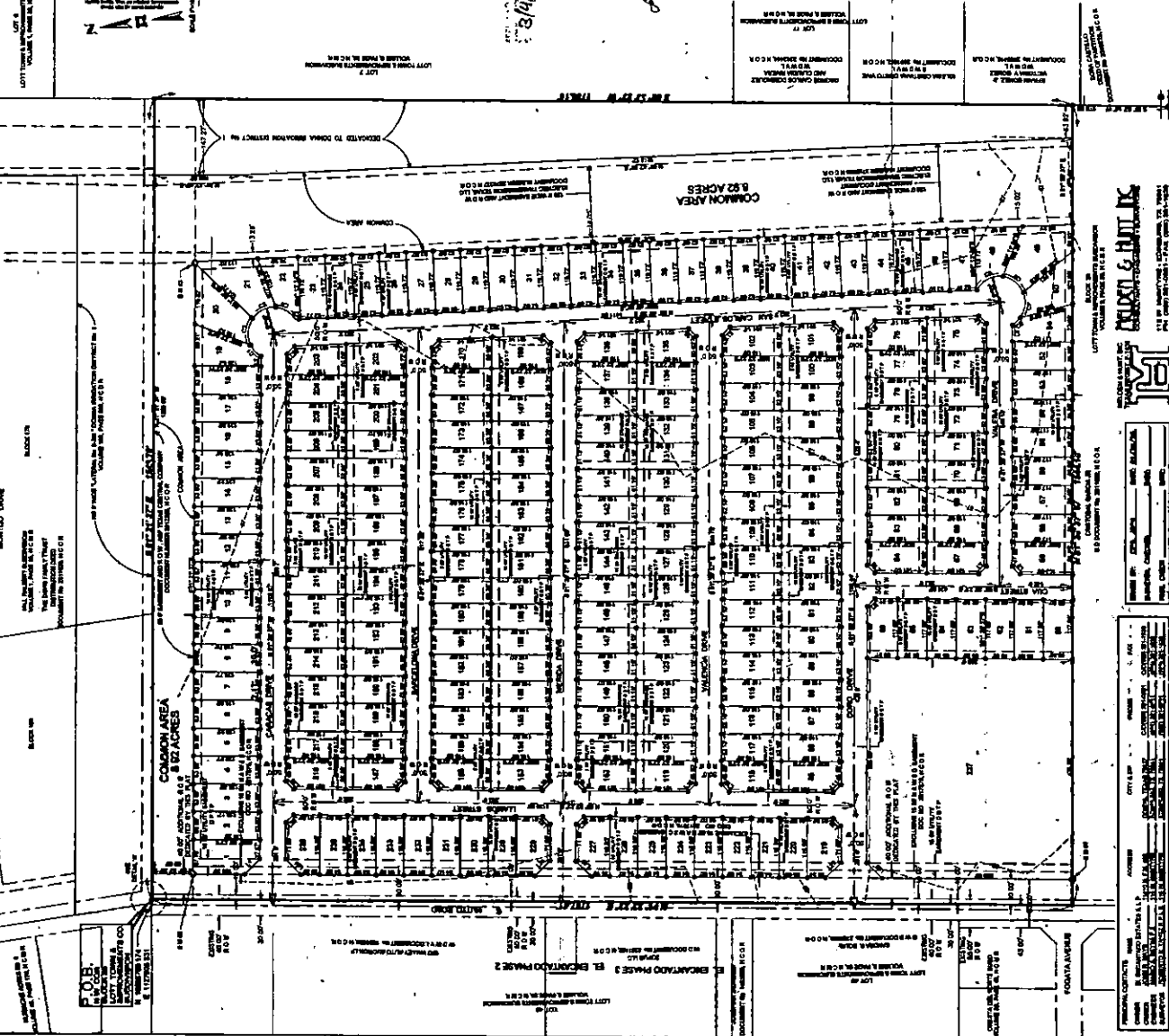
[Signature]  
COUNTY CLERK

APPROVED FOR RECORDING BY THE COUNTY CLERK OF SAN DIEGO COUNTY, CALIFORNIA, ON THIS 15th DAY OF FEBRUARY, 2015.

[Signature]  
COUNTY CLERK

APPROVED FOR RECORDING BY THE COUNTY CLERK OF SAN DIEGO COUNTY, CALIFORNIA, ON THIS 15th DAY OF FEBRUARY, 2015.

[Signature]  
COUNTY CLERK



FILED FOR RECORDING IN  
SAN DIEGO COUNTY, CALIFORNIA  
ON 2-15-15 AT 9:47 AM  
BY [Signature]  
COUNTY CLERK

INDEX TO SHEET OF ENCANTADO PHASE 2

SHEET 1: MAP OF ENCANTADO PHASE 2, BEING ALL OF BLOCK 18 IN THE NORTH PORTION OF LOT 100, BEING LOT 100 IN A CERTAIN TRACT OF LAND ACQUIRED BY THE PART RIP.

SHEET 2: MAP OF ENCANTADO PHASE 2, BEING ALL OF BLOCK 18 IN THE NORTH PORTION OF LOT 100, BEING LOT 100 IN A CERTAIN TRACT OF LAND ACQUIRED BY THE PART RIP.

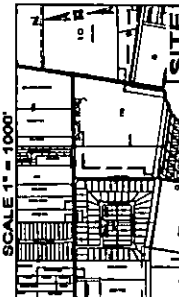
SHEET 3: MAP OF ENCANTADO PHASE 2, BEING ALL OF BLOCK 18 IN THE NORTH PORTION OF LOT 100, BEING LOT 100 IN A CERTAIN TRACT OF LAND ACQUIRED BY THE PART RIP.

SHEET 4: MAP OF ENCANTADO PHASE 2, BEING ALL OF BLOCK 18 IN THE NORTH PORTION OF LOT 100, BEING LOT 100 IN A CERTAIN TRACT OF LAND ACQUIRED BY THE PART RIP.

SHEET 5: MAP OF ENCANTADO PHASE 2, BEING ALL OF BLOCK 18 IN THE NORTH PORTION OF LOT 100, BEING LOT 100 IN A CERTAIN TRACT OF LAND ACQUIRED BY THE PART RIP.

SHEET 6: MAP OF ENCANTADO PHASE 2, BEING ALL OF BLOCK 18 IN THE NORTH PORTION OF LOT 100, BEING LOT 100 IN A CERTAIN TRACT OF LAND ACQUIRED BY THE PART RIP.

SHEET 7: MAP OF ENCANTADO PHASE 2, BEING ALL OF BLOCK 18 IN THE NORTH PORTION OF LOT 100, BEING LOT 100 IN A CERTAIN TRACT OF LAND ACQUIRED BY THE PART RIP.



237 LOTS  
SCALE 1" = 1000'

**SITE PHASE 2**

PAGE 1 OF 7 SHEETS



# 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

OSSA'S

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
Name: <u>Luis Manuel Morales</u>	Authorized Signature	Authorized Signature
Inspection/Permit No:		
Date Approved:	/ /	/ /

Address: 5220 N. Woodlands Road  
Mission, Tx. 78573

Water Supplier: SWSC.

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

Phone: 600-2314

Account/ESI No.: NA  
 Temporary Pole  Permanent Service

regarding the land described as:

Morales land lots 1-3

on May 29th, 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 4/10/25);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by Jin Seon);
- 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 Jin Seon);
- 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 Jin Seon);

[Signature]  
Planning Department Authorized Signature

Ricardo F. Lopez  
Hidalgo County Judge

5-29-25  
Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 5-29-25 MM

ATTEST [Signature]  
Hidalgo County Clerk

JUN 02 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

OSSF'S

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: Luis Manuel Morales

Address: 5220 N. Los Ebanos Road  
Mission TX, 78573

Phone: 956-600-2314

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

Morales Land Subdivision (Lots 1-3)

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

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

[Signature]  
Requesting Party (Signature)

2-5-25  
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:

8/7/2025  
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

*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:

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

Name: Les Homeland Development  
Address: 601 Dean Blvd. Suite 20  
Morgan, TX. 78501

Water Supplier: NAWSC

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

Phone: 739-4401

Account/ESI No.: NA  
 Temporary Pole  Permanent Service

regarding the land described as: Cesar Village lots 1-73

on May 29th, 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 3/4/2025);
- Yes A plat has been reviewed and approved by the Commissioners Court; (verified by Jim Sevin);
- Yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by Jim Sevin);
- Yes an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by [Signature]);
- No individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by [Signature]);
- Yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by Jim Sevin);

[Signature]  
Planning Department Authorized Signature

Richard F. Carter  
Hidalgo County Judge  
Date 5-29-25

APPROVED BY  
COMMISSIONERS COURT  
ON: 5-29-25 MM

ATTEST: [Signature]  
Hidalgo County Clerk

JUN 02 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. 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: P/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: LG Homeland Development
Address: 601 Pecan Blvd, suite 210
McAllen tx 78501
Phone: 956-739 4401

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

A 17.94-acre tract of land, more or less, out of the South 1/2 of Lot 4, Block 55, Alamo Land and Sugar Company Subdivision, Hidalgo County, Texas, as per map thereof recorded in Volume 1, page 24 through 26, Map Records, Hidalgo County, Texas

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Clean Village

Requesting Party (Signature)

Date 12/3/24

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
Executory Contract
Lease

- Rent Receipt
Affidavit
Other (describe)

Copy of subdiv. 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:

5/7/25
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

*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:

Approved by Environmental Health:	Temporary Service	Final Service
Name: <u><i>OSO Aranda Estates, LLC</i></u>	Authorized Signature	Authorized Signature
Inspection/Permit No:		
Date Approved:	/ /	/ /

Address: *5711 W. 10th Street*  
*McAllen, TX 78504*

Water Supplier: *City of Edinburg*

Utility Provider:  M.V.E.C.     AEP

Phone: *409-4128*

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

regarding the land described as:

*OSO Aranda Phase # 10s 100-150*

on *May 29th*, 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 *3/4/2025*);
- 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;
- Yes* an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by *[Signature]*);
- No* individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by *[Signature]*);
- Yes* electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by *[Signature]*);

*[Signature]*  
Planning Department Authorized Signature

*[Signature]*  
Hidalgo County Judge

*5-29-25*  
Date

APPROVED BY  
COMMISSIONERS COURT  
ON: *5-29-25 MM*

ATTEST: *[Signature]*  
Hidalgo County Clerk

*JUN 02 2025*  
Date



# PLANNING DEPARTMENT

Rev. 7-24-23

## County of Hidalgo

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

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

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

Precinct 1 2 3 4

**Anthony Uresti**  
Assistant Director

Application No: N/A

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

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

#### PARTY MAKING REQUEST:

Name: Oso Grande Estates, LLC  
Address: 5711 N. 10th Street  
McAllen, TX 78504  
Phone: (956) 682-4128

IDENTIFICATION OF LAND (e.g., lot and block number of recorded subdivision, designation on plat, address, description in deed, etc.): Oso Grande Ph II lots 100-150

An 11.02 acre tract of land out of Lot 46, Baker's Subdivision, Hidalgo County, Texas.

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

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

[Signature]  
Requesting Party (Signature)

2/6/25  
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:

5/7/25  
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

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
<u>Juan Huerta Jr., Krystal Huerta, Angelica Huerta.</u>	_____	_____
Inspection/Permit No: _____	Authorized Signature	Authorized Signature
Date Approved: _____	_____ / _____ / _____	_____ / _____ / _____

Name: Juan Huerta Jr., Krystal Huerta,  
Angelica Huerta.

Address: P.O. Box 949  
La Blanca, TX 78558

Phone: 373-8984

Water Supplier: MAWS

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

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

regarding the land described as: Huerta lots 1-3

on May 29th, 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 3/11/25);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by Florsén);
- 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 Florsén);
- 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 Florsén);

[Signature]  
Planning Department Authorized Signature

Richard F. Carter  
Hidalgo County Judge

5-29-25  
Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 5-29-25 MM

ATTEST: [Signature]  
Hidalgo County Clerk

JUN 02 2025  
Date

[Signature]



# PLANNING DEPARTMENT County of Hidalgo

Rev. 7-24-23

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

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

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

Precinct 1 2 3 (4)

**Anthony Uresti**  
Assistant Director

Application No: N/A

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

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

**PARTY MAKING REQUEST:**

Juan Huerta, Jr, Ismael Huerta and  
**Name:** Iglesia Pentecostes El Shaddai, Angelica Huerta President

**Address:** PO Box 949  
La Blanca,  
TX 78558

**Phone:** (956) 373-8984

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

A 10.04 acre tract of land being al of Lot 3, Engleman Resubdivision of Blocks 223, 224, 225, 226 Division B Hidalgo County, Texas Huerta lots 1-3

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

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

*Angelica Huerta*  
*Ismael Huerta*  
Requesting Party (Signature)

2-4-25  
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:

5/7/2005  
Date

*John Sesia*  
County Official





# PLANNING DEPARTMENT

Rev. 12-21-23

## County of Hidalgo

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

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

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

*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:

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

Name: Thomas F. Phillips

Neatlen Investment Partners, LP

Address: 4451 S. Jackson, Suite #

Edinburg, Tx. 78539

Water Supplier: MHWSC

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

Phone: 956-533-9458

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

regarding the land described as:

Agostadero Del Gato Ph. 1 1451-85

on May 29th, 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 12/17/24);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by Flu Serin);
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by Flu 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 [Signature]);
- No individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by [Signature]);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by Flu Serin);

[Signature]  
Planning Department Authorized Signature

[Signature]  
Hidalgo County Judge

5-29-25  
Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 5-29-25 MM

ATTEST: [Signature]  
Hidalgo County Clerk

JUN 02 2025  
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  
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

### 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: THOMAS F. PHILLIPS - MCALLEN INVESTMENT PARTNERS, LTD

Address: 4451 S. JACKSON, SUITE A  
EDINBURG, TEXAS 78539

Phone: 956-533-9458

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

BEING A 17.27 ACRES TRACT OF LAND, OUT OF LOT 9, BLOCK 30, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 1, PAGE 24, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

*Agostadero Del Estado Ph.1 lots 1-85*

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

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

Thomas F. Phillips 11/21/24  
Requesting Party (Signature) Date

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

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

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

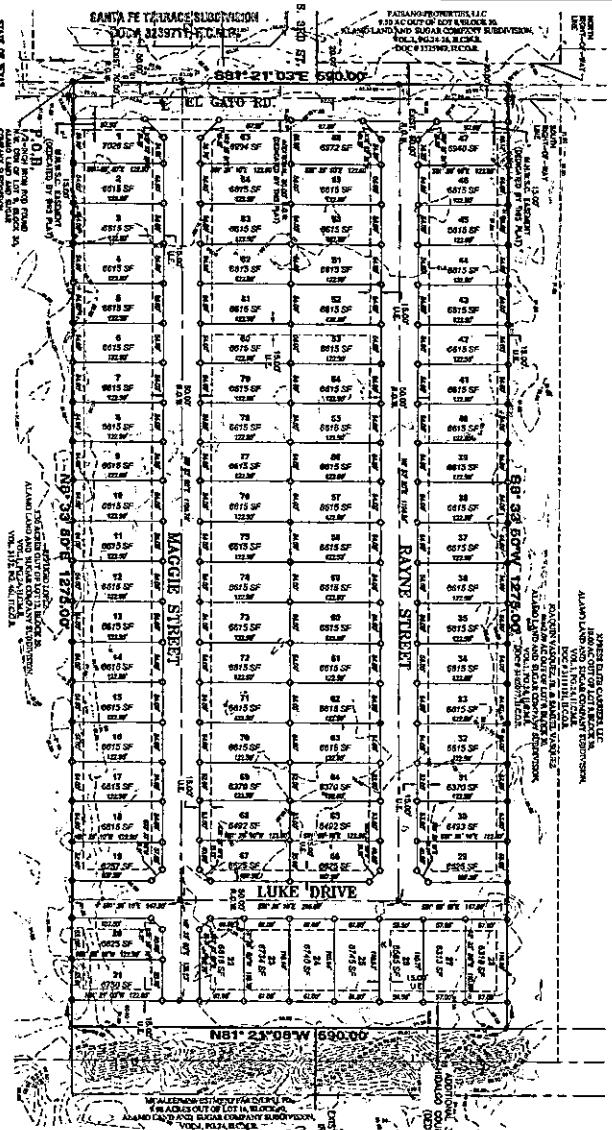
Location of land verified and completed request accepted by Hidalgo County for processing on:

9/1/25  
Date

John Serin  
County Official

# AGOSTADERO DEL GATO PHASE I SUBDIVISION

BEING A 11.27 ACRES TRACT OF LAND, PART OF LOT 8, BLOCK 14, ALAMO LAND AND SOILS COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 1, PAGE 21, AND RECORD OF HIDALGO COUNTY, TEXAS



WARRANTY DEED  
 HEDGECOCK INVESTMENTS, L.P.  
 A LIMITED LIABILITY PARTNERSHIP  
 1400 WEST 10TH STREET  
 AUSTIN, TEXAS 78703

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**LEGEND**

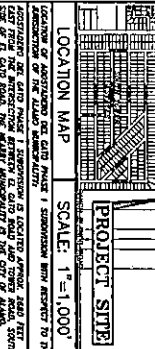
- 1/4 SECTION 17, T10N, R10E, S12W
- 1/4 SECTION 18, T10N, R10E, S12W
- 1/4 SECTION 19, T10N, R10E, S12W
- 1/4 SECTION 20, T10N, R10E, S12W
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- 1/4 SECTION 97, T10N, R10E, S12W
- 1/4 SECTION 98, T10N, R10E, S12W
- 1/4 SECTION 99, T10N, R10E, S12W
- 1/4 SECTION 100, T10N, R10E, S12W

**GENERAL NOTES**

1. THIS PLAT IS A PART OF THE AGOSTADERO DEL GATO PHASE I SUBDIVISION, BEING A 11.27 ACRES TRACT OF LAND, PART OF LOT 8, BLOCK 14, ALAMO LAND AND SOILS COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 1, PAGE 21, AND RECORD OF HIDALGO COUNTY, TEXAS.
2. THE LOTS AND BLOCKS SHOWN ON THIS PLAT ARE TO BE CONVEYED TO THE BUYER SUBJECT TO THE EASEMENTS, RIGHTS, AND INTERESTS SHOWN ON THIS PLAT.
3. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
4. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY TITLE INSURANCE.
5. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SURVEYING AND ENGINEERING SERVICES.
6. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS AND DOCUMENTS.
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**LEGEND**

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**PROJECT SITE**

SCALE: 1"=1,000'

**LETTERS AND NOTES**

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**STATE OF TEXAS - COUNTY OF HIDALGO**

WARRANTY DEED  
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 AUSTIN, TEXAS 78703

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**HIDALGO COUNTY RESOLUTION DISTRICT NO. 3 CERTIFICATE**

WHEREAS, the undersigned, a duly qualified and sworn member of the Board of Commissioners of Hidalgo County, Texas, in and to-wit: \_\_\_\_\_, do hereby certify that the foregoing plat is a true and correct copy of the original plat as recorded in the public records of Hidalgo County, Texas, and that the same has been duly approved and recorded in accordance with the provisions of the laws of this State.

ATTEST: \_\_\_\_\_  
 CLERK OF HIDALGO COUNTY

**STATE OF TEXAS - COUNTY OF HIDALGO**

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**PLAT SHEET**

AGOSTADERO DEL GATO PHASE I SUBDIVISION  
 HIDALGO COUNTY  
 TEXAS

DATE: \_\_\_\_\_

BY: \_\_\_\_\_

FOR: \_\_\_\_\_

**PLAT SHEET**

AGOSTADERO DEL GATO PHASE I SUBDIVISION  
 HIDALGO COUNTY  
 TEXAS

DATE: \_\_\_\_\_

BY: \_\_\_\_\_

FOR: \_\_\_\_\_

**RIO DELTA ENGINEERING**

FIRM REGISTRATION No. F-7628  
 SURVEY FIRM No. 10194027  
 921 S. 10TH AVENUE EDINBURG, TEXAS 78659  
 (TEL) 856-380-5152 (FAX) 856-380-5083