



OFFICE OF THE COUNTY JUDGE
County of Hidalgo

RICHARD F. CORTEZ
County Judge

CERTIFICATES OF PLAT APPROVALS – CONSENT AGENDA

COMMISSIONERS COURT AGENDA FOR October 14th, 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>0</u>
CERTIFICATES OF RESIDENCE CONSTRUCTION	<u>0</u>
CERTIFICATES OF WATER SERVICE AVAILABILITY	<u>1</u>
TOTAL CERTIFICATES	<u>1</u>



PLANNING DEPARTMENT

County of Hidalgo

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

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

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

Precinct 1 2 3 4

Anthony Uresti
Director of Planning

Application No: 1-11266

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

Upon the application of:

Name: Emilio Garza

Address: 119 W Wisconsin Rd
Ponca TX 78537

Phone: 322-0175
956-322-0175

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

Water Supplier: NAWS

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

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

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

Hill Halbert BIK58

[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 October 14th, 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] 10/14/25
Hidalgo County Judge Date

APPROVED BY
COMMISSIONERS COURT
ON: 10/14/25 BMS

ATTEST: [Signature]
Hidalgo County Clerk

OCT 27 2025
Date

[Signature]



PLANNING DEPARTMENT

Rev. 12-21-23

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Anthony Uresti
Director of Planning

Application No: 1-11266

**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

Emilio Garcia

Known to me [or proved to me in the oath of _____ or through
TX Driver License (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:

Hill Halbert EAC-E 1/2-W 1/2 Blk 58 W Wisconsin Rd."

[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."

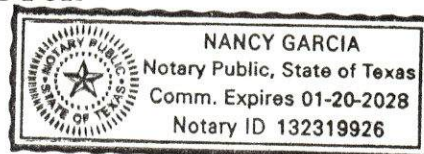
-OR-

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 September 18th, 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	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

Permit No.: Permit 1-11266
Receipt No.: 042406
H3475-00-058-0000-03

GARZA EMILIO & BELINDA

PO BOX 1216
SAN JUAN, TX 78589
(956) 322-0175
(956) 354-8894

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 44 Mobile homes
- [4] Size of Structure: 1280Sq.Ft.
- [5] Legal Description: HILL HALBERT E4AC-E1/2-W1/2 BLK 58
- [6] Location: WISCONSIN & VALVERDE
- [7] Sewage: N/A
- [8] Construction Type: Metal
- [9] Est. Cost of Construction: \$20000
- [10] Flood Zone: Zone C

Community Panel Number: 4803340425C
Precinct: 1
Certification of Elevation Required: No
Setbacks: Front 70', Rear 15', Side 6', Side 6', Corner
Special Conditions: MUST COMPLY WITH ALL COUNTY
SETBACKS & REGULATIONS
Description: Permit 1-11266
Price: \$200.00
Description: Penalty Fee
Price: \$100.00

Total Amount.....\$300.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$300.00
Change Due: \$0.00
Application: sonia.diaz
Inspector: leo.najera
Receipt: sonia.diaz

Cashier *[Signature]*

Date *8/26/25*

[NOTICE]

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

Signature of Owner or Applicant *[Signature]*

Date *8/26/25*

WARRANTY DEED WITH VENDOR'S LIEN

884746

Date: JUNE 12, 2000

Grantor: GUILLERMO RODRIGUEZ and wife, LUCILLE RODRIGUEZ

Grantor's Mailing Address (including county):

506 W. GAMBLE RD.
FAYETTE, OHIO 43521
FULTON COUNTY

Grantee: EMILIO GARZA and wife, BELINDA GARZA

Grantee's Mailing Address (including county):

845 BEVERLY #13
HOUSTON, TEXAS 77007
HARRIS COUNTY

Consideration: TEN AND NO/100 DOLLARS and other good and valuable consideration and the further consideration of a note of even date that is in the principal amount of FIFTEEN THOUSAND THREE HUNDRED AND NO/100 DOLLARS (\$15,300.00) and is executed by Grantee, payable to the order of BANK OF AMERICA, N.A.. The note is secured by a vendor's lien retained in favor of BANK OF AMERICA, N.A. in this deed and by a deed of trust of even date, from Grantee to MICHAEL F. HORD, Trustee.

BANK OF AMERICA, N.A., at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the property that is evidenced by the note described. The vendor's lien and superior title to the property are retained for the benefit of BANK OF AMERICA, N.A. and are transferred to that party without recourse on Grantor.

Property (including any improvements):

The East 4.0 acres of the East 1/2 of the West 1/2 of Block 58, HILL-HALBERT TRACT, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 1, Page 35, Map Records of Hidalgo County, Texas.

Reservations From and Exceptions to Conveyance and Warranty:

- A. Visible and apparent easements on or across the land herein described.
- B. Easements for roadways as shown on the map of the subdivision herein referred to and as shown on survey dated May 16, 2000, prepared by Arturo A. Salinas, Registered Professional Land Surveyor, Job No. 00-13824.

- C. Statutory rights in favor of Donna Irrigation District Hidalgo County No. 1, pursuant to applicable sections of the Texas Water Code.
- D. Easements in favor of Donna Irrigation District Hidalgo County No. 1.
- E. Terms, conditions and stipulations contained in Oil, Gas and Mineral Leases dated October 4, 1935, recorded in Volume 11, Page 161; dated July 16, 1952, recorded in Volume 130, Page 106 and unitized in Volume 172, Page 445, Oil and Gas Records of Hidalgo County, Texas.
- F. Right of Way Easement dated January 28, 1920, from Alamo Land & Sugar Company, and C. H. Swallow to Donna Irrigation District Hidalgo County No. 1, recorded in Volume 103, Page 592, Deed Records of Hidalgo County, Texas and as shown on survey dated May 16, 2000, prepared by Arturo A. Salinas, Registered Professional Land Surveyor, Job No. 00-13824.
- G. Right of Way Agreement dated April 2, 1955, from George Folkerts and wife, Grace Folkerts and Trunkline Gas Co., recorded in Volume 826, Page 328, Deed Records of Hidalgo County, Texas; and assigned to Southwest Oil & Land Company, a Texas Corporation, filed for record on April 19, 1993 in the office of the County Clerk of Hidalgo County, Texas, under Document No. 316389 and as shown on survey dated May 16, 2000, prepared by Arturo A. Salinas, Registered Professional Land Surveyor, Job No. 00-13824.
- H. Overhead power line as shown on survey dated May 16, 2000, prepared by Arturo A. Salinas, Registered Professional Land Surveyor, Job No. 00-13824.
- I. Thirty-five (35') foot drainage ditch contained within that forty (40') foot right-of-way to Donna Irrigation District No. 1, recorded in Volume 103, Page 592, Deed Records of Hidalgo County, Texas and as shown on survey dated May 16, 2000, prepared by Arturo A. Salinas, Registered Professional Land Surveyor, Job No. 00-13824.
- J. Standby fees, taxes and assessments by any taxing authority for the year 2000, and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage ownership.

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

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

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

Guillermo Rodriguez
GUILLERMO RODRIGUEZ

Lucille Rodriguez
LUCILLE RODRIGUEZ

ACKNOWLEDGMENT

STATE OF ~~TEXAS~~ OHIO
COUNTY OF ~~HARRIS~~ FULTON

§
§
§

This instrument was acknowledged before me on June 15th, 2000, by GUILLERMO RODRIGUEZ and wife, LUCILLE RODRIGUEZ.

Jana S. Beaver
Notary Public, State of Texas

JANA S. BEAVERSON
Notary Public, State of Ohio
My Commission Expires May 30, 2003

PREPARED IN THE OFFICE OF:

GF #001864 EVA
WINGATE LAW OFFICES
315 NOLANA
MCALLEN, TEXAS 78504
(P#PRODOCY01864, 1/98)

AFTER RECORDING RETURN TO:

EMILIO & BELINDA GARZA
845 BEVERLY #13
HOUSTON, TEXAS 77007

Filed for Record in:
Hidalgo County
by Juan D. Salinas III
County Clerk

On: Jun 29, 2000 at 04:05P

As a
Recording

Document Number: 884746
Total Fees : 13.00

Receipt Number - 290240
By,
Bea Cruz

WARRANTY DEED W/VENDOR'S LIEN