



OFFICE OF THE COUNTY JUDGE  
County of Hidalgo

RICHARD F. CORTEZ  
County Judge

**CERTIFICATES OF PLAT APPROVALS – CONSENT AGENDA**  
**COMMISSIONERS COURT AGENDA FOR November 25th, 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>3</u>
CERTIFICATES OF RESIDENCE CONSTRUCTION	<u>0</u>
CERTIFICATES OF WATER SERVICE AVAILABILITY	<u>1</u>
<b>TOTAL CERTIFICATES</b>	<b><u>4</u></b>

**AI-101566**

**Planning Department**

**CC CONSENT AGENDA SPECIAL MTG**

**Meeting Date:** 11/25/2025

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

**Department:** PLANNING DEPT.

**Information**

**CAPTION**

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

**BACKGROUND**

**Fiscal Impact**

**Attachments**

VALENTINA RODRIGUEZ 4-10039

MARTHA MARTINEZ 4-9002

FELIPE ADRIANO - SANTA CRUZ GARDENS

**Form Review**

<b>Inbox</b>	<b>Reviewed By</b>	<b>Date</b>
(Originator)	Iliana Rocha	11/14/2025 05:20 PM
Form Started By: Iliana Rocha		Started On: 11/14/2025 05:20 PM

NOV. 2025

<b>SUBMITTAL</b>								
<b>DATE</b>	<b>FOR APPROVAL BY</b>						<b>RETURNED</b>	<b>RECEIVED BY</b>
<b>25</b>	<b>C.COURT ON</b>						<b>DATE</b>	<b>STAFF</b>
	<b>APPLICANT</b>	<b>LEGAL DESCRIPTION</b>	<b>LOT</b>	<b>BLOCK</b>	<b>PERMIT#</b>	<b>REQUEST</b>	<b>ROUTING</b>	<b>BY C.COURT</b>
							<b>STAFF</b>	
11/12/2025	VALENTINA RODRIGUEZ HECTOR RODRIGUEZ	LOLITA		2	4-10039	P-SERVICE	MC	
11/12/2025	MARTHA MARTINEZ	HOEHN DRIVE		11	4-9002	P-SERVICE	MC	
11/13/2025	FELIPE ADRIANO	SANTA CRUZ GARDENS UT NC		6	16 N/A - ID 278207	WATER METE	MC	



# 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

RECEIVED  
By: PS

Precinct 1 2 3 4

Hidalgo County

Application No: 4-10039

**Anthony Uresti**  
Director of Planning

### 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:

Valentina S. Rodriguez  
C/O Name: Hector Rodriguez

Approved by Environmental Health:	Temporary Service	Final Service
<u>Valentina S. Rodriguez</u>	<u>[Signature]</u>	<u>[Signature]</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	1 / 1	Existing 053F 11 / 12 / 2025

Address: 7006 Tex Mex Rd  
Edinburg, TX 78542

Water Supplier: N/A

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

Phone: 959 2215299

Account/ESI No.: 1000147976  
 Temporary Pole  Permanent Service

regarding the land described as:

Lot # 2

on November 25th, 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 02-11-2004);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by [Signature]);
- No an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by [Signature]);
- yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by [Signature]);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

[Signature]  
Planning Department Authorized Signature

Ricardo F. Lopez  
Hidalgo County Judge

DEC 01 2025

Date

ATTEST

[Signature]  
Hidalgo County Clerk

DEC 01 2025

Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 11-25-25 MM  
AZ-101564



# 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: 4-10039

### 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: Valentina S. Rodriguez

90 Name: Hector Rodriguez

Address: 7006 Tex Mex Rd.  
Edinburg TX.

Phone: 950) 221 52 99

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

Lolita Lot #2

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

[Signature]  
Requesting Party (Signature)

11/6/25  
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:

11/12/25  
Date

[Signature]  
County Official



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

9/5/2025 10:23:42 AM

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 4-10039  
 Receipt No.: 042536  
 L5160-00-000-0002-00

RODRIGUEZ VALENTINA S. GUERRERO

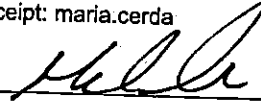
7006 TEX-MEX RD  
 EDINBURG, TX 78542  
 (956) 221-5299  
 (956) 221-5299

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1400Sq.Ft.
- [5] Legal Description: LOLITA LOT 2
- [6] Location: tex mex and tower rd
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$80000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D  
 Precinct: 4  
 Certification of Elevation Required: No  
 Setbacks: Front 40', Rear 15', Side 6', Side 6', Corner'  
 Special Conditions: must comply with all setbacks and regulations required by the hcpd  
 Description: Permit 4-10039  
 Price: \$200.00

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

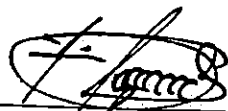
Method of Payment: Cash  
 Check/M.O.#:  
 Payment: \$200  
 Change Due: \$0.00  
 Application: maria.cerda  
 Inspector: danny.sanchez  
 Receipt: maria.cerda

  
 \_\_\_\_\_  
 Cashier

09/05/25  
 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 'AD' 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

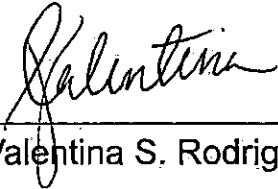
9/5/25  
 Date

**AFFIDAVIT**

**STATE OF TEXAS  
COUNTY OF HIDALGO**

I, **VALENTINA SIMONE RODRIGUEZ-GUERRERO**, with this affidavit acknowledge that **HECTOR RODRIGUEZ LUNA**, has full authority to apply for a development application at the property located at **LOT 2, LOLITA SUBDIVISION** and to submit this application with the Hidalgo County Planning Department. With this affidavit, I am indemnify Hidalgo County and its employees should any negative consequences take place as a result of my authorization to allow **HECTOR RODRIGUEZ LUNA** to apply and obtain said services from Hidalgo County.

  
\_\_\_\_\_  
Valentina S. Rodriguez-Guerrero

SWORN TO AND SUBSCRIBED before me the undersigned authority on this the 18 day of JULY, 2025.

**EDWARDS ABSTRACT  
AND TITLE CO. G# 959506**

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

**WARRANTY DEED**

Date: June 5, 2025

Grantor: NOEL SANTOS RAMIREZ and DULCE MARIA RAMIREZ, a married couple

Grantor's Mailing Address (including county): 404 Southland Ave.  
Edinburg, Texas 78539  
Hidalgo County, Texas

Grantee: VALENTINA SIMONE RODRIGUEZ-GUERRERO

Grantee's Mailing Address (including county): 4205 Sherman Street  
Edinburg, Texas 78542  
Hidalgo County, Texas

Consideration: Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged.

Property (including any improvements):

Lot 2, LOLITA SUBDIVISION, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 44, Pages 92-94, Map Records, Hidalgo County, Texas.

Reservations from Conveyance and Exceptions to Conveyance and Warranty:

Restrictive covenants recorded in Volume 44, Pages 92-94, Map Records, Hidalgo County, Texas.

Mineral and/or royalty grant(s) and/or reservation(s) in instrument(s) dated June 20, 1955, recorded in Volume 172, Page 242, Deed Records, Hidalgo County, Texas, and subsequent transfers thereof.

Mineral and/or royalty grant(s) and/or reservation(s) in instrument(s) dated May 20, 1955, recorded in Volume 172, Page 247, Deed Records, Hidalgo County, Texas, and subsequent transfers thereof.

Mineral and/or royalty grant(s) and/or reservation(s) in instrument(s) dated May 20, 1955, recorded in Volume 172, Page 248, Deed Records, Hidalgo County, Texas, and subsequent transfers thereof.

Mineral and/or royalty grant(s) and/or reservation(s) in instrument(s) dated August 24, 1959, recorded in Volume 930, Page 572, Deed Records, Hidalgo County, Texas, and subsequent transfers thereof.

Mineral and/or royalty grant(s) and/or reservation(s) in instrument(s) dated August 24, 1959, recorded in Volume 957, Page 569, Deed Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas and Mineral Lease(s) dated May 22, 1952, recorded in Volume 117, Page 34, Oil and Gas Records, and unitized in instrument(s) dated December 16, 1955, recorded in Volume 181, Page 11, Deed Records, Hidalgo County, Texas, and subsequent transfers thereof.

All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records whether listed herein or not.

All leases, grants, exceptions, or reservations of the geothermal energy and associated resources below the surface of the land, together with all rights, privileges and immunities relating thereto, appearing in the public records, whether they are listed herein or not.

Easement dated May 11, 1920, recorded in Volume 113, Page 205, Deed Records, Hidalgo County, Texas.

Easement dated January 20, 1926, recorded in Volume 208, Page 567, Deed Records, Hidalgo County, Texas.

Right of Way Easement dated March 17, 1951, recorded in Volume 716, Page 512, Deed Records, Hidalgo County, Texas.

Easements, rules, regulations and rights in favor of HIDALGO COUNTY IRRIGATION DISTRICT NO. 1.

Easements and reservations as may appear upon the recorded map and dedication of said subdivision.

15.00-foot utility easement along the East side and rear; 40.00-foot building setback or greater for easement across the front; 15.00-foot building setback across the rear; 6.00-foot building setback along the side; as per map recorded in Volume 44, Pages 92-94, Map Records, Hidalgo County, Texas.

Taxes for the year 2025 and subsequent years.

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

Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

BY THE ACCEPTANCE OF THIS DEED, GRANTEE TAKES THE PROPERTY "AS IS," EXCEPT FOR THE WARRANTIES OF TITLE AS PROVIDED AND LIMITED HEREIN. GRANTOR HAS NOT MADE AND DOES NOT MAKE ANY REPRESENTATIONS AS TO THE PHYSICAL CONDITION, LAYOUT, FOOTAGE, EXPENSES, ZONING, OPERATION OR ANY OTHER MATTER AFFECTING OR RELATED TO THE PROPERTY, AND GRANTEE HEREBY EXPRESSLY ACKNOWLEDGES THAT NO SUCH REPRESENTATIONS HAVE BEEN MADE. GRANTOR MAKES NO OTHER WARRANTIES, EXPRESS OR IMPLIED, OF MERCHANTABILITY, MARKETABILITY, FITNESS OR SUITABILITY FOR A PARTICULAR PURPOSE OR OTHERWISE EXCEPT AS SET FORTH AND LIMITED HEREIN. ANY IMPLIED WARRANTIES ARE EXPRESSLY DISCLAIMED AND EXCLUDED.

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

Noel Ram  
NOEL SANTOS RAMIREZ

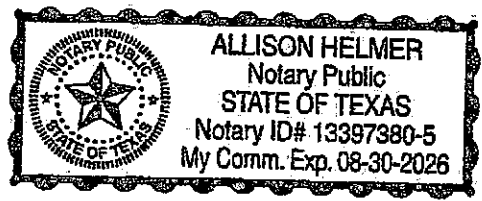
Dulce Maria Ramirez  
DULCE MARIA RAMIREZ

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF Hidalgo

This instrument was acknowledged before me on the 5<sup>th</sup> day of June, 2025, by NOEL SANTOS RAMIREZ and DULCE MARIA RAMIREZ, a married couple.

AH  
Notary Public, State of Texas



AFTER RECORDING RETURN TO:  
VALENTINA SIMONE RODRIGUEZ-GUERRERO  
4205 Sherman Street  
Edinburg, Texas 78542

PREPARED BY:  
LEWIS PEÑA FALCON & COOK  
Attorneys At Law  
3111 W. Freddy Gonzalez Drive  
Edinburg, Texas 78539  
GF#: 959506; AH:ma



# PLANNING DEPARTMENT

Rev. 12-21-23

## County of Hidalgo

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281  
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956-318-2840

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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: 49002

### 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: Martha D. Martinez

Address: 15409 EBONY ST  
Edinburg, TX  
78541

Phone: (956) 789-0933

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		
Date Approved:	<u>1 / 1</u>	<u>11 / 21 / 2025</u>

Water Supplier: N/A

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

Account/ESI No.: 10032789434308553  
 Temporary Pole  Permanent Service

regarding the land described as:

Hoehn Drive Subdivision Lot 11

on November 25th, 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 03/30/23)
- 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]);
- 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

DEC 01 2025

Date

ATTEST: [Signature]  
Hidalgo County Clerk

DEC 01 2025

Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 11-25-25 MM  
AZ-101566



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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: 4-9002

### 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: Martha D. Martinez

Address: 15409 EBONY ST

Edinburg, TX 78541

Phone: (956) 789-0933

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

Hoehn Subdivision Lot 11

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

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

Martha D. Martinez  
Requesting Party (Signature)

11-06-2025  
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:

11/06/25  
Date

[Signature]  
County Official



COUNTY OF HIDALGO  
PLANNING DEPARTMENT

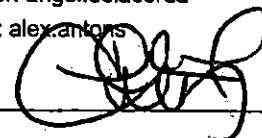
Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
2818 S Business Hwy 281 Edinburg, Texas 78539	1900 Joe Stephens Ave. Ste. A Weslaco, Texas 78596	2401 N. Moorefield Rd. Mission, Texas 78572
Ph: 956-318-2840 Fax: 956-318-2844	Ph: 956-968-4734 Fax: 956-973-7850	Ph: 956-205-7045 Fax: 956-205-7049

Permit No.: Permit 4-9002  
Receipt No.: 037357  
H3830-00-000-0011-00

MARTINEZ MARTHA DELIA  
15409 EBONY ST  
EDINBURG, TX 78540  
(956) 789-0933  
(956) 789-0933

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 480Sq.Ft.
- [5] Legal Description: HOEHN DRIVE LOT 11
- [6] Location: HOEHN RD AND MONTECRISTO RD
- [7] Sewage: North Alamo WSC
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$13000.
- [10] Flood Zone: Zone A

Community Panel Number: 4803340325D  
 Precinct: 4  
 Certification of Elevation Required: Yes  
 Setbacks: Front 20', Rear 10', Side 6', Side 6', Corner '  
 Special Conditions: MUST COMPLY WITH ALL SETBACKS AND REGULATIONS REQUIRED BY THE HCPD  
 Description: Permit 4-9002  
 Price: \$30.00  
**Total Amount.....\$30.00**  
 Method of Payment: Cash  
 Check/M.O.#:  
 Payment: \$40.00  
 Change Due: \$10.00  
 Application: alex.antons  
 Inspector: angel.delacerda  
 Receipt: alex.antons

Cashier  Date 10/18/24

10#193542

[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

10-18-2024  
Date

GENERAL WARRANTY DEED

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

THE STATE OF TEXAS

COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS: That I, **MARIO ALBERTO PACHECO**, of Brazoria County, Texas, hereinafter called GRANTOR for and in consideration of the sum of \$10.00 and other good and valuable consideration to GRANTOR, in hand paid by **MARTHA DELIA MARTINEZ**, 3601 Indian Creek Ave., McAllen, TX 78504, hereinafter called GRANTEE, have with the exceptions, reservations, covenants and conditions hereinafter stated;

GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY UNTO Grantee all of my interest in the following described property, to-wit:

*Lot 11, Hoehn Drive Subdivision, as shown by the map or plat thereof recorded in Volume 23, Page 59, of the Map Records of Hidalgo County, Texas, reference to which is here made for all purposes.*

THIS CONVEYANCE IS FURTHER MADE SUBJECT to all the exceptions, reservations, agreements, restrictions, covenants and conditions, whether recited herein or not, affecting the title to the land herein conveyed, which appear in the public records of HIDALGO County, Texas, reference to which is here made for all purposes.

TO HAVE AND TO HOLD the above described premises, together with all and

singular, the rights and appurtenances thereto in anywise belonging unto GRANTEE.

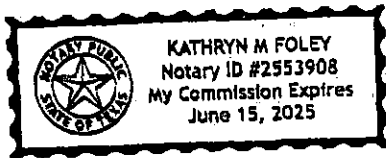
GRANTOR does hereby bind himself, his heirs and assigns, to SPECIAL WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee against every person whomsoever, lawfully claiming or to claim the same, or any part thereof by through and under me but not otherwise, hereby intending to convey by special warranty only.

WITNESS THE GRANTOR to be effective this the 2nd day of April, 2024.

  
MARIO ALBERTO PACHECO

THE STATE OF TEXAS  
COUNTY OF BRAZORIA

This instrument was acknowledged before me on the 2nd day of April, 2024, MARIO ALBERTO PACHECO.



  
NOTARY PUBLIC, State of Texas

PREPARED BY:  
Law Office of Everett S. Stovall  
481 This Way; P. O. Box 1476  
Lake Jackson, TX 77566  
(979) 297-4210; Fax (979) 297-2751  
C:\TKP\Real-est\PACHECO-MARTINEZ.spec.cde.wpd



# PLANNING DEPARTMENT

Rev. 12-21-23

## County of Hidalgo

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

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

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

Precinct 1 2 3 4

**Anthony Uresti**  
Director of Planning

Application No: N/A ID#  
278207

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

Upon the application of:

Name: Felipe Adriano

Address: 7306 Cereza Ln  
Edinburg Tx 78542

Phone: (956) 560-7360

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature <i>pm</i>
Date Approved:	/ /	11 / 13 / 2025 <i>Septic</i>

Water Supplier: North Alamo Water Supply Co.

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:

Santa Cruz Gardens UT NO. 2 Lot#140 Block#25

[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 November 25th, 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] DEC 01 2025  
Hidalgo County Judge Date

ATTEST: [Signature] DEC 01 2025  
Hidalgo County Clerk Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 11-25-25 MM  
AZ-101566

[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
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Precinct 1 2 3 4

**Anthony Uresti**  
Director of Planning

Application No: N/A ID#  
278207

**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

FELIPE ADRIAN

Known to me [or proved to me in the oath of \_\_\_\_\_ or through  
TX DL #04182021 (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:

7306 CEREZA LN, EDINBURG, TX 78542  
Santa Cruz Gardens of No. 2 Lot #16 Block # 25  
[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."

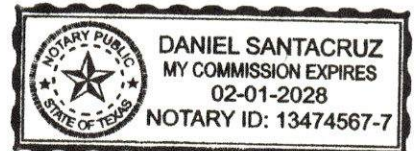
-OR-

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."

Felipe Adrian (Signature)

SUBSCRIBED AND SWORN TO before me on NOVEMBER 13<sup>th</sup>, 2025, to certify which, witnesses my hand and seal of office.

NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS



## GIFT DEED

**Date:** February 2, 2011

**GRANTOR:** FRANCISCO ADRIANO

**GRANTOR'S MAILING ADDRESS:** PO Box 4643  
Edinburg, Texas 78540

**GRANTEE:** FELIPE ADRIANO

**GRANTEE'S MAILING ADDRESS:** 7406 Cereza Lane  
Edinburg, Texas 78542

**GRANTEE:** ERNESTO ADRIANO

**GRANTEE'S MAILING ADDRESS:** 7312 Cereza Lane  
Edinburg, Texas 78542

**GRANTEE:** ADRIAN ADRIANO

**GRANTEE'S MAILING ADDRESS:** 7406 Cereza Lane  
Edinburg, Texas 78542

**GRANTEE:** MIGUEL ADRIANO

**GRANTEE'S MAILING ADDRESS:** 7304 Cereza Lane  
Edinburg, Texas 78542

**GRANTEE:** FRANCISCO ADRIANO

**GRANTEE'S MAILING ADDRESS:** PO Box 4643  
Edinburg, Texas 78541

**GRANTEE:** HERIBERTO ADRIANO

**GRANTEE'S MAILING ADDRESS:** 7406 Cereza Lane  
Edinburg, Texas 78541

**CONSIDERATION:** For the love and affection Grantor has and bear unto his brothers Felipe Adriano, Ernesto Adriano, Adrian Adriano, Miguel Adriano, and Heriberto Adriano.

### PROPERTY (INCLUDING ANY IMPROVEMENTS):

An undivided 1/5 interest to:

Felipe Adriano  
Ernesto Adriano  
Francisco Adriano  
Heriberto Adriano

An undivided 1/10 interest to:

Adrian Adriano  
Miguel Adriano

Of the following property:

2.50 acres of land out of Lot Sixteen (16), Block Twenty-Five (25), Santa Cruz Gardens, Unit #2, Hidalgo County, Texas.

**RESERVATION FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:**

Easements, right-of-way, and prescriptive rights whether of record or not; all presently recorded instruments, other than liens and conveyances, that affect the property.

Grantors, for the consideration and subject to the reservations from exceptions to Conveyance and warranty, grant, sell, and convey to Grantee all of Grantors' interest in 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, executors, administrators, successors, and assigns forever.

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

Grantee assumes all ad valorem taxes due the property for the current year.



FRANCISCO ADRIANO

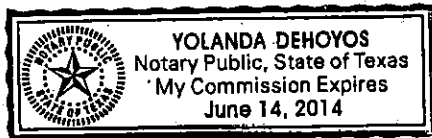
STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on February 2, 2011, by FRANCISCO ADRIANO.



Notary Public, State of Texas



AFTER RECORDING RETURN TO:

FRANCISCO ADRIANO  
PO BOX 4643  
EDINBURG, TEXAS 78540

**THIS INSTRUMENT WAS PREPARED BASED ON INFORMATION FURNISHED BY THE PARTIES. NO TITLE EXAMINATION WAS REQUESTED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT, NOR WAS ANY MADE, THE PREPARER EXPRESSES NO OPINION REGARDING THE VALIDITY OF THIS TITLE OR WHETHER THERE ARE ANY DEFECTS IN TITLE.**

VOL. 2020 PAGE 398

The State of Texas,  
County of HIDALGO

7970.1  
Know All Men by These Presents:

That we, Harold Munañ and Dan Powell each claiming other property as our homesteads

of the County of Hidalgo State of Texas for and in consideration

of the sum of

TEN AND NO/100 ----- DOLLARS

and other good and valuable consideration to us paid, and secured to be paid, by Francisco Adriano, the receipt of which is hereby acknowledged, and the further consideration of the sum of Eight Thousand Five Hundred and No/100 (\$8,500.00) Dollars, as evidenced by one certain promissory note ~~XXXXXX~~ of even date herewith in said amount, executed by Francisco Adriano, and payable to the order of Harold Munañ and Dan Powell, upon the terms, and conditions as specified thereon, said note containing the usual and customary provisions as to acceleration of maturity and attorney's fees for collection, the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a Deed of Trust of even date herewith to Ronald A. Case, Trustee,

have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey, unto the said

Francisco Adriano  
P.O. Box 3361 McAllen, Texas 78501

of the County of Hidalgo State of Texas all that certain tract of land situated in Hidalgo County, Texas, and described as follows, to-wit:

2.50 acres of land out of Lot Sixteen (16), Block Twenty-five (25), Santa Cruz Gardens, Unit #2, Hidalgo County, Texas, and being more particularly described as follows, to-wit:  
BEGINNING at an iron pipe on the Northwest corner of said Lot 16, for the Northwest corner of the following described tract of land.  
THENCE, with the North line of Lot 16, South 81 deg. 37' East, at 30.0 feet pass the East line of proposed private road and at 300.0 feet an iron pipe, at the Northeast corner of Lot 16, for the Northeast corner hereof;  
THENCE, with the East line of Lot 16, South 8 deg. 23' West, 363.0 feet to an iron pipe, for the Southeast corner hereof;  
THENCE, parallel to the North line of Lot 16, North 81 deg. 37' West, at 270.0 feet pass the East line of proposed private road and at 300.0 feet an iron pipe on the West line of lot 16, for the Southwest corner hereof;

278207

THENCE, with the West line of Lot 16, North 8 deg. 23' East, 363.0 feet to the Place of Beginning. Containing 2.50 acres of land, more or less, of which the West 30.0 feet, comprising 0.25 acre, is hereby set aside for private road easement.

Save and except all oil, gas and other minerals, and all geothermal energy. Save and except (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. Easements and reservations as may be reflected by the map and plat of record. Rights, rules, regulations and easements in favor of Santa Cruz Irrigation District No. 15. Subject to existing lien of record which grantee does not assume.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Francisco Adriano, his

heirs and assigns forever and WE do hereby bind ourselves

heirs, executors and administrators, to Warrant and Forever Defend, all and singular the said premises unto the said Francisco Adriano, his

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 the Vendor's Lien is retained against the above described property, premises and improvements, until the above described note, and all interest thereon are fully paid according to the face and tenor, effect and reading, when this deed shall become absolute.

WITNESS our hands at McAllen, Texas

this 4th day of November

19 83

*Harold Muna*  
Harold Muna

*Dan Powell*  
Dan Powell

XXXXXXXXXXXXXXXXXXXX

\_\_\_\_\_  
\_\_\_\_\_

ACKNOWLEDGMENT

THE STATE OF TEXAS,  
COUNTY OF HIDALGO

BEFORE ME, the undersigned authority, on this day personally appeared  
Harold Muna1 and Dan Powell

known to me to be the person S whose name S subscribed to the foregoing instrument, and acknowledged to me  
that t hy executed the same for the purposes and consideration therein expressed.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 30th day of April A.D. 19 84

(L.S.)

My Commission Expires: 4/26/84

Donna Muna1  
Notary Public in and for the State of Texas  
Donna Muna1

ACKNOWLEDGMENT

THE 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 the day of A.D. 19

(L.S.)

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public in and for the State of Texas

CORPORATION ACKNOWLEDGMENT

THE STATE OF TEXAS,  
COUNTY OF

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

\_\_\_\_\_, known to me to be the person and officer  
whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said

a corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein  
expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the day of A.D. 19

(L.S.)

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public in and for the State of Texas

THE STATE OF TEXAS,  
COUNTY OF

I HEREBY CERTIFY that the foregoing instrument of writing with its certificate of authentication, was filed for

record in my office on the day of , A. D. 19 at o'clock M.,

and was duly recorded by me on the day of A. D. 19

in Vol. , page , of the Records of said County.

WITNESS MY HAND and the Seal of the County Court of said County, at my office in  
the day and year last above written.

\_\_\_\_\_  
County Clerk County, Texas

7970.1  
150

**Warranty Deed**

(WITH VENDOR'S LIEN)

FROM

TO

FILED FOR RECORD

This.....day of....., A. D. 19.....

at.....o'clock.....M.

By..... County Clerk

By..... Deputy

In..... D. 19.....

In..... County Records

In Book..... Page.....

By..... County Clerk

By..... Deputy

Recording Fee \$.....

This instrument should be filed immediately with the County Clerk for Record.

FILED FOR RECORD  
MAY 14 PM 3 52  
COUNTY CLERK  
HIDALGO COUNTY TEXAS  
EDUARDO RUIZ  
COUNTY CLERK

*Return to: OK#120*

Munal Corp.  
800 N. McCall #37  
McAllen Texas 78501

VOL 2020 PAGE 401



Chapter 232, Texas Local Government Code

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

APPLICATION NO:  
39272  
12/17/1998

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

S1700-02-025-0016-01

[1] OWNER:

[7] LEGAL DESC./NAME OF SUBDIVISION:

Telephone No.

LOCATION 0

[2] CONTRACTOR: SELF

[8] SEWAGE: EXIST

[3] WATER SYSTEM: NALA

[9] CONSTRUCTION TYPE: WOOD

[4] PURPOSE OF APPLICATION:

[10] EST. COST OF CONST.: \$26000

[5] SIZE OF STRUCTURE: 1216 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA:  YES

[6] USE OF BUILDING: RESIDENTIAL

NO

Special Conditions: No construction allowed over any easements.

RELOCATE LIGHT METER # 92152860

*Permit was for a replacement*

Prepared By

Date

Approved By

Date

Signature of Owner or Applicant

Date

FOR COUNTY USE ONLY

APPLICATION FEES

TOTAL AMOUNT . . . . . \$10.00

Light [ ] Water [ ]

Flood Zone: C

Panel No./Suffix: \_\_\_\_\_ Pct. 0

Community No.: \_\_\_\_\_

Certification of Elevation Required:  YES  NO  BFE

- A. Setbacks front, side & rear shall be in any deed restrictions.
- B. No more than one single family residence per lot.
- C. Applicant shall comply with all of the plat and/or deed restrictions and requirements affecting the lot.
- D. Permit fee shall be doubled for construction commencing or structures moved in prior to obtaining a permit.
- E. Applicant/owner states that no structures exist on this tract of land. If found in violation, permit may be revoked.

[ NOTICE ]

SEPARATE PERMITS ARE REQUIRED FOR SEPTIC TANKS. THIS PERMIT BECOMES NULL AND VOID 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 ANYTIME AFTER WORK IS COMMENCED.

I HEREBY CERTIFY THAT I HAVE 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 OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.