



RICHARD F. CORTEZ  
County Judge

# OFFICE OF THE COUNTY JUDGE County of Hidalgo

## CERTIFICATES OF PLAT APPROVALS – CONSENT AGENDA

### COMMISSIONERS COURT AGENDA FOR March 31st, 2026

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-102810

Planning Department 3.0.

**CC CONSENT AGENDA SPECIAL MTG**

**Meeting Date:** 03/31/2026

**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**

CASSANDRA Y. ORTEGA 4-10277  
 PLANNING DEPT COVERSHEET CC  
 TJ & CJ LAND LTD - URI ESTATES #3 LOTS 1-22  
 CL3 PROP.LLC - BUENA SUERTE #2 LOTS 1-15  
 ALBINO TREJO - SUNSET ACRES LOTS 1-4  
 PORVENIR LP - MIRASOL COUNTRY ESTATES LOTS 1-58  
 JOSE VILLARREAL - J.V. SUBD. LOTS 1-3  
 JOSE LUIS GUAJARDO - LOMAS DEL VALLE LOTS 1-4  
 JOSE ROBERTO PULIDO - PULIDOS LOTS 1-2  
 AMISTAD FINANCE LLC - GREENER PAST. MOBILE HOME #2 LOTS 137-151  
 GOLDEN MESQUITE ALBERTA SERIES - GOLDEN CANTU ESTATES LOTS 1-4

**Form Review**

<b>Inbox</b>	<b>Reviewed By</b>	<b>Date</b>
Budget & Management		
Final Approval		
Form Started By: Iliana Rocha		Started On: 03/13/2026 04:00 PM

PLANNING DEPT. PCT 4 CERTIFICATE OF PLAT & UTILITY STATUS

1	TJ & CJ LAND LTD - URI ESTATES #3 LOTS 1-22
2	CL3 PROP.LLC - BUENA SUERTE #2 LOTS 1-15
3	ALBINO TREJO - SUNSET ACRES LOTS 1-4
4	PORVENIR LP - MIRASOL COUNTRY ESTATES LOTS 1-58
5	JOSE VILLARREAL - J.V. SUBD. LOTS 1-3
6	JOSE LUIS GUAJARDO - LOMAS DEL VALLE LOTS 1-4
7	JOSE ROBERTO PULIDO - PULIDOS LOTS 1-2
8	AMISTAD FINANCE LLC - GREENER PAST. MOBILE HOME #2 LOTS 137-151
9	GOLDEN MESQUITE ALBERTA SERIES - GOLDEN CANTU ESTATES LOTS 1-4

COMM. COURT: 03/31/2026



# 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:

Name: J & C Island, LTD.

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

Phone: (832) 372-5324

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

Water Supplier: NAWSC

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

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

regarding the land described as: URI Estates NO. 3 lots 1-22

on March 31st, 2026, 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 9.3.24);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by John 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 John Sevin);
- no an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by [Signature]);
- yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by [Signature]);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by John Sevin);

[Signature]  
Planning Department Authorized Signature

Rickard F. Carter  
Hidalgo County Judge  
Date 3/31/26

ATTEST: [Signature]  
Hidalgo County Clerk  
Date 4/2/26

APPROVED BY  
COMMISSIONERS COURT  
ON: 3/31/26



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 12-21-23

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

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

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

Precinct 1 2 3 4

**Anthony Uresti**  
Director of Planning

Application No: 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:** TJ & CJ LAND LTD  
**Address:** PO. BOX 1000  
MISSION, TX 78573  
**Phone:** (832) 372-5324

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

URI ESTATES No.3 SUBDIVISION lots 1-22

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

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

Chris Frisby  
Chris J. Frisby - Vice President of TJ & CJ LAND, INC  
The Sole General Partner of TJ & CJ LAND, LTD  
08-05-2024  
Date

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

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

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

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

8/23/20 Len Sena  
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

OSFF

Precinct 1 2 (3) 4

**Anthony Uresti**  
Director of Planning

Application No: NA

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

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

Name: CL3 Properties  
Contra Local, LLC

Address: P.O. Box 631  
Mission, Tx. 78573

Phone: \_\_\_\_\_

Water Supplier: Agua SUD

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

Account/ESI No.: NA  
 Temporary Pole  Permanent Service

regarding the land described as: Buena Suerte #2 lots 1-15

on March 31st, 2026, 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 2.3.26);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by Floris);
- no water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;
- no an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by [Signature]);
- yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by [Signature]);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by Floris);

[Signature]  
Planning Department Authorized Signature

[Signature]  
Hidalgo County Judge 3/31/26  
Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 3/31/26

ATTEST: [Signature]  
Hidalgo County Clerk 4/2/26  
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: WPA

### 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:** CL3 Properties, LLC by Carlos Leal, III, Manager

**Address:** P.O. Box 631  
Mission, TX 78573

**Phone:** \_\_\_\_\_

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

*Buena Suerte #2 lots 1-15*

Buena Suerte Subdivision No. 2: A 10.00 acre tract of land being all of Lot 1, Block 6, Texan Gardens 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)

11/20/25  
Date

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

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

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

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

2/23/20  
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

OSSEF

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:

Name: Albino Trejo

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

Address: 1207 N. Turner Road  
Edinburg, TX 78542

Water Supplier: NAWSC

Utility Provider:  M.V.E.C.     AEP

Phone: \_\_\_\_\_

Account/ESI No.: NA  
 Temporary Pole     Permanent Service

regarding the land described as: Sunset Acres 10ts 1-4

on March 31st, 2026, 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 2.3.26);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by Flor Seim);
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by Flor Seim);
- no an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by [Signature]);
- yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by [Signature]);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

[Signature]  
Planning Department Authorized Signature

[Signature]  
Hidalgo County Judge

3/31/26  
Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 3/31/26

ATTEST: [Signature]  
Hidalgo County Clerk    4/2/26  
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

*Seville*

Precinct 1 2 3 4

**Anthony Uresti**  
Director of Planning

Application No: N/A

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Name: Porvenir, L.P.

Address: 1210 E. Tyler Ave.  
Hearlingen, TX 78850

Phone: 245-3082

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

Water Supplier: NAAWSC

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

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

regarding the land described as: Minasol Country Estates lots 1-58

on March 31st, 2026, 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 2.3.26);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by John Seain);
- 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 John Seain);
- 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 John Seain);

[Signature]  
Planning Department Authorized Signature

Rolando F. Cuiter  
Hidalgo County Judge  
Date 3/31/26

ATTEST: [Signature]  
Hidalgo County Clerk  
Date 4/2/26

APPROVED BY  
COMMISSIONERS COURT  
ON: 3/31/26



# 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
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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:** Porvenir, L.P.

**Address:** 1210 East Tyler Avenue  
Harlingen, TX 78550

**Phone:** (956) 245-3282

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

A 19.00 acre tract of land out of Lot 10, Block 27, Capisallo District Subdivision, Hidalgo County, Texas.

Mirador Country Estates Lots 1-58

**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)

11-24-25  
Date

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

- Deed
- Executory Contract
- Lease

- Rent Receipt
- Affidavit
- Other (describe) Copy of subd. plat

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

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

2-23-26  
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

055F

Precinct 1 2 3 4

N/A

**Anthony Uresti**  
Director of Planning

Application No: \_\_\_\_\_

### 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: Jose Villarreal

Address: 3516 E. Roosevelt Rd.  
Donna, Tx. 78537

Phone: 975-0097

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

Water Supplier: NAWSC

Utility Provider:  M.V.E.C.     AEP

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

regarding the land described as:

J.V.#3 subdivision lots 1-3

on March 31st, 2026, 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 12/16/25);

(verified by Flu Sein);

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 Flu);

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 Flu);

yes

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

(verified by Flu Sein);

Robert Rodriguez  
Planning Department Authorized Signature

Richard F. Carter  
Hidalgo County Judge

3/31/26  
Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 3/31/26

ATTEST:

Hortens Guajardo  
Hidalgo County Clerk

4/2/26  
Date



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 06-03-15

Main Office  
1304 South 25<sup>th</sup> 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

Precinct 1 2 3 4

Application No: N/A

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

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

#### PARTY MAKING REQUEST:

**Name:** Jose Villarreal

**Address:** 3516 E. Roosevelt Road, Donna, Texas 78537

**Phone:** 956-975-0097

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

J.V. #3. Wts 1-3

Lot 2, Block 167, Engelman Resubdivision of Blocks 167-168-169 & 170, La Blancas Agricultural Company Subdivision

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

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

Jose Villarreal  
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:

2-23-20  
Date

Jan Serin  
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

OSF :  
Precinct 12  
MA

**Anthony Uresti**  
Director of Planning

Application No: \_\_\_\_\_

### 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: Iseluis Aruigondo

Address: 5634 West Nile 4 1/2 W Road  
Weslaco, TX 78599

Phone: 490-5741

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

Water Supplier: NRWSC  
Utility Provider:  M.V.E.C.     AEP  
Account/ESI No.: WPA  
 Temporary Pole     Permanent Service

regarding the land described as: omas Del Valle, lots 1-4

on March 31st, 2026, 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 12-16-25);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by Flor Sejin);
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by Flor Sejin);
- 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 Flor Sejin);
- 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 Flor Sejin);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by Flor Sejin);

Abel Rodriguez (Richard F. Carter) 3/31/26  
Planning Department Authorized Signature    Hidalgo County Judge    Date

ATTEST: Antonio Benavides 4/2/26  
Hidalgo County Clerk    Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 3/31/26



# 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

**Anthony Uresti**  
Assistant Director

Application No: NH

### 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:** Mr. Jose Luis Guajardo

**Address:** 5634 West Mile 4 1/2 West Road  
Weslaco, Texas 78599

**Phone:** (956) 490-5741

IDENTIFICATION OF LAND (e.g., lot and block number of recorded subdivision, designation on plat, address, description in deed, etc.): Lomas Del Valle lots 1-4

A 11.28 acre tract of land being a portion of Lot 3, Block 82, Campacuas Addition to the Capisallo District Subdivision.,

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

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

Jose L Guajardo  
Requesting Party (Signature)

9/12/25  
Date

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

- Deed
- Executory Contract
- Lease

- Rent Receipt
- Affidavit
- Other (describe) copy of subd. plat

This part to be filled out by receiving county official:

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

2.23.20  
Date

John Sevin  
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

*Swell*

Precinct 1 2 3 4

**Anthony Uresti**  
Director of Planning

Application No: MA

### 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>Aristad Finance LLC</u>	Authorized Signature	Authorized Signature
Inspection/Permit No:		
Date Approved:	/ /	/ /

Name: Aristad Finance LLC  
John G. Phillips

Address: P.O. Box 6147  
Northen, TX. 78502

Water Supplier: City Weslaco

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

Phone: 330-4485

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

regarding the land described as:

Enclosed features Mobile Home Ph. II, 10ts, 137-151

on March 31st, 2026, 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 John Seim);
- 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 John Seim);
- 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 John Seim);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by John Seim);

[Signature]  
Planning Department Authorized Signature

[Signature]  
Hidalgo County Judge 3/31/26  
Date

ATTEST: [Signature]  
Hidalgo County Clerk 4/2/26  
Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 3/31/26



# PLANNING DEPARTMENT

Rev. 12-21-23

## County of Hidalgo

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

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

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

Precinct 1 2 3 4

**Anthony Uresti**  
Director of Planning

Application No: NA

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

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

#### PARTY MAKING REQUEST:

Name: Amistad Finance LLC ; John G. Philips  
Address: PO Box 6147  
McAllen, TX 78502  
Phone: 956-330-4185

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

Arkeener Pastures Mobile Home Ph. II

STATUS OF PERSON OR ENTITY MAKING REQUEST:

lots 137-151

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

John Philips  
Requesting Party (Signature)

11-22-2024  
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease cc

- Rent Receipt
- Affidavit
- Other (describe)

Copy of Subd. Plat

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

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

2/23/24  
Date

Alan Serrin  
County Official







# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 06-03-15

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

Precinct No.1 Substation  
1902 Joe Stephens Ave.  
Weslco, 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

Precinct 1 2 3 4

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:**

Golden Mesquite Alberta Series

Name: Managing Member - Alejandro Cantu Quiroga

Address: 2831 E. Alberta Rd, Edinburg Tx 78542

Phone: (956) 781-4250

IDENTIFICATION OF LAND (e.g., lot and block number of recorded subdivision, designation on plat, address, description in deed, etc.) Golden Cantu Estates lots 1-4

JOHN CLOSNER E171.20'-W449.07'-S117' LOT 14 BLK 1 .46AC & J & M NO. 2 ALL LOT 1

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

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

*Alejandro Cantu Quiroga*  
Requesting Party (Signature)

11/24/2025  
Date

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

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

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

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

2/23/20  
Date

*John Clozner*  
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

055f

Precinct 1 2 3 4

**Anthony Uresti**  
Director of Planning

Application No: N/A

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Name: Jose Robert Pulido

Address: 1409 W. Alamo Road  
Edinburg, Tx. 78542

Phone: \_\_\_\_\_

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

Water Supplier: NAWSC

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

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

regarding the land described as:

Amended Plat of Pulido's lots 1-2

on March 31st, 2026, 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 12-16-25);  
Ken Seim

(verified by Ken Seim);

no

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

(verified by [Signature]);

yes

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

(verified by [Signature]);

yes

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

(verified by Ken Seim);

[Signature]  
Planning Department Authorized Signature

[Signature]  
Hidalgo County Judge

3/31/26  
Date

ATTEST: [Signature]  
Hidalgo County Clerk

4/2/26  
Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 3/31/26



# 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: 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: Jose Roberto Pulido and Diana Pulido

Address: 1409 N Alamo Rd, Edinburg, Tx 78542

Phone: \_\_\_\_\_

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

Amended Plat of Pulido's lots 1-2

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

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

Jose Roberto Pulido | 2-10-25  
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:**

2/23/25  
Date

Chris Serin  
County Official



MARCH 2026

SUBMITTAL DATE	FOR APPROVAL BY C.COURT ON DATE	APPLICANT	LEGAL DESCRIPTION	LOT	BLOCK	PERMIT#	REQUEST	ROUTING STAFF	RETURNED DATE BY C.COURT	RECEIVED BY STAFF
2/13/2026		ISMAEL RAMIREZ	TEX-MEX SURVEY	14	260	4-10422	UTILITIES	MC		
2/24/2026		CASSANDRA Y ORTEGA	SANTA CRUZ GARDENS NO.2	5	20	4-10277	UTILITIES	MC		

(w)

02-24-2026  
(4)



# PLANNING DEPARTMENT

Rev. 12-21-23

## County of Hidalgo

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

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

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

Precinct 1 2 3 4

**Anthony Uresti**  
Director of Planning

Application No: 4-10277

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

Upon the application of:

Name: Cassandra Y. Ortega

Address: 7732 Alberto Rd,  
Edinburg, Tx,  
78541

Phone: 956-627-8822

Approved by Environmental Health:	Temporary Service  Authorized Signature	Final Service  Authorized Signature
Inspection/Permit No:		
Date Approved:	<u>/ /</u>	<u>2/18/26</u>

*permt 044540*

Water Supplier: North glamo water supply

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

Account/ESI No.: 10032789499852955  
 Temporary Pole  Permanent Service

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

The North 80 feet of the south 480 feet of the east  
1/2 of lot 5, block 20, Santa Cruz Gardens Unit No. 2.

*[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 March 31, 2026, 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

Ricardo F. Lopez  
Hidalgo County Judge

3/31/26  
Date

ATTEST: [Signature]  
Hidalgo County Clerk

4/2/26  
Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 3/31/26



# PLANNING DEPARTMENT

Rev. 12-21-23

## County of Hidalgo

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

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

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

Precinct 1 2 3 4

**Anthony Uresti**  
Director of Planning

Application No: 4-10277

**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

Cassandra Y Ortega

Known to me [or proved to me in the oath of TX DL #40746617 or through  
(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:  
The North 80 feet of the South 480 Feet of the east  
1/2 of Lot 5, Block 20, Santa Cruz Gardens Unit No. 2 ."

[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]

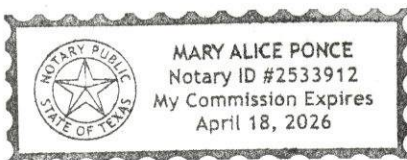
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995." ✓

-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 February 18, 2026, to certify which, witnesses my hand and seal of office.



Mary Alice Ponce  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS



Chapter 232, Texas Local Government Code

12/2/2025 9:55:18 AM

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 4-10277  
Receipt No.: 043900  
S1700-02-020-0005-19

ORTEGA CASSANDRA YVETTE  
7726 ALBERTO RD  
EDINBURG, TX 78542  
(956) 627-8822  
(956) 640-6053

- [1] Contractor: SELF
- [2] Water System: City of Edinburg
- [3] Class of Work: 01 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1832Sq.Ft.
- [5] Legal Description: SANTA CRUZ GARDENS #2 N80'-S480'-E150' LT 5 & N80'-S480'-W30' LOT 6 BLK 20 AKA TR 20 SPRING GARDEN 0.33AC GR 0.28AC NET
- [6] Location: 0.33-Ac trct Santa Cruz Gardens Lot 5 & 6 Block 20
- [7] Sewage: North Alamo WSC
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$150000
- [10] Flood Zone: Zone AE

Community Panel Number: 4803340325D  
Precinct: 4  
Certification of Elevation Required: Yes  
Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '  
Special Conditions: **MUST COMPLY WITH ALL SETBACKS & HCPD REQUIREMENTS**  
Description: Permit 4-10277  
Price: \$200.00  
Description: Flood Zone Area  
Price: \$200.00  
**Total Amount.....\$400.00**  
Method of Payment: Check  
Check/M.O.#: 1947  
Payment: \$400  
Change Due: \$0.00  
Application: anitra.champion  
Inspector: cynthia.hernandez1  
Receipt: anitra.champion

*anitra.champion*  
Cashier

12/2/25  
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]*  
Signature of Owner or Applicant

12/2/25  
Date

Dante Title  
EP, MCA 25 092508

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.

## CORRECTION SPECIAL WARRANTY DEED

July 30, 2025

Grantor: **SARA DELEON**

7726 Alberto Road, Edinburg, Hidalgo County, Texas 78542

Grantee: **CASSANDRA YVETTE ORTEGA**

7726 Alberto Road, Edinburg, Hidalgo County, Texas 78542

Consideration: Ten Dollars and other valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged.

Property (including any improvements):

A 0.33 Acre tract of land being the North 80 feet of the South 480 feet of the East  $\frac{1}{2}$  of Lot 5, Block 20 and the North 80 feet of the South 480 feet of the West 30 feet of Lot 6, Block 20, Santa Cruz Gardens Unit No. 2, an addition to the City of Edinburg, Hidalgo County, Texas, according to the Map recorded in Volume 8, Page 28 of the Map Records of Hidalgo County, Texas; Said 0.33 acre tract of land being more particularly described by Metes and Bounds as follows;

COMMENCING, at a one-half( $\frac{1}{2}$ ) inch diameter iron rod found at the Southwest corner of said Lot 5, thence with the South line of said Lots 5 and 6, South  $81^{\circ}-37'$  East at 300.00 feet pass the Southeast corner of said Lot 5, the Southwest corner of said Lot 6, at 330.00 feet in all to a point, thence parallel with the West line of said Lot 5, Block 20, North  $8^{\circ}-23'$  East 400.00 feet to a PK nail set in concrete for the Southeast corner hereof and PLACE OF BEGINNING,

Thence, North  $81^{\circ}-37'$  West at 30.00 feet pass the West line of said Lot 6, the East line of said Lot 5, at 160.00 feet set a one-half( $\frac{1}{2}$ ) inch diameter iron rod with cap stamped "PENA 5242" at the apparent East Right of Way of Alberto Road, at 180.00 feet in all to the Southwest corner hereof.

Thence, with the Centerline of said Alberto Road, North  $8^{\circ}-23'$  East 80.00 feet to the Northwest corner hereof,

Thence, with the South line of Idalia Velasquez's Tract, as described in Document Number 25298H44, Official Records, South  $81^{\circ}-37'$  East at 20.00 feet set a one-half( $\frac{1}{2}$ ) inch diameter iron rod with cap stamped "PENA 5242" at the Apparent East Right Of Way of said Alberto Road, at 25.00 feet pass the East Right of Way of said Alberto Road as described in Volume 2640, Page 501, Official Records, at 150.00 feet pass the East line of said Lot 5, the West line of said Lot 6, at 180.00 feet in all to the Northeast corner hereof whence, a one-half( $\frac{1}{2}$ ) inch diameter iron rod found bears North  $8^{\circ}-23'$  East 1.00 feet and South  $81^{\circ}-37'$  East 0.50 feet,

Thence, with the West line of Jesse Garcia's Tract, as described in Document Number 3114673, Official Records, South  $8^{\circ}-23'$  West 80.00 feet to the PLACE OF BEGINNING, containing thirty-three hundredths (0.33) acre, more or less,

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty: None

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

**CORRECTION:** This Correction Deed is made in place of and to correct that certain Warranty Deed dated July 30, 2025, and filed of record August 28, 2025, under Document No. 3678387, Official Records, Hidalgo County, Texas. That deed as originally filed contained an erroneous legal description. This correction Deed is made by Grantor and accepted by Grantee to correct that mistake, includes the correct legal description, is effective on the original date of document being corrected, and in all other respects confirms the former deed.

Notice: The preparer of this document has not personally examined the Title to this property and makes no representation and expresses no opinion as to the condition or chain of the title thereof.

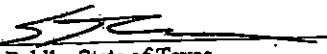
When the context requires, singular nouns and pronouns include the plural.

  
\_\_\_\_\_  
SARA DELEON

(Acknowledgment)

State of Texas  
County of Hidalgo

This instrument was acknowledged before me, the undersigned authority, on this the 21<sup>st</sup> day of October, 2025, by SARA DELEON.

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

