



RICHARD F. CORTEZ  
County Judge

# OFFICE OF THE COUNTY JUDGE County of Hidalgo

## CERTIFICATES OF PLAT APPROVALS – CONSENT AGENDA

### COMMISSIONERS COURT AGENDA FOR April 14th, 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>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-103049

Planning Department 3. A.

**CC CONSENT AGENDA SPECIAL MTG**

**Meeting Date:** 04/14/2026

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

**Department:** PLANNING DEPT.

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**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**

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**Fiscal Impact**

**Attachments**

EDNY YADIRA GARCIA - 3-8089  
OBED GUZMAN 4-2291  
ODALYS GARCIA 4-9913  
HERIBERTO VILLARREAL 1-11540

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**Form Review**

<b>Inbox</b>	<b>Reviewed By</b>	<b>Date</b>
Budget and Management	Melannie Rivera	04/06/2026 01:08 PM
Final Approval	Margaret Mungia	04/08/2026 04:43 PM
Form Started By: Iliana Rocha		Started On: 04/02/2026 05:32 PM
Final Approval Date: 04/08/2026		





# PLANNING DEPARTMENT

## County of Hidalgo

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

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

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

Precinct 1 2 3 4

**Anthony Uresti**  
Director of Planning

Application No: 1-11540

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

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

Name: Herberto Villarreal

Address: 2522 Emile 13 N  
Donna Tx. 78537

Phone: (956) 472-5428

Water Supplier: M.A.W.S

Utility Provider:  M.V.E.C.      AEP

Account/ESI No.: 1000160946  
 Temporary Pole      Permanent Service

regarding the land described as:

Low Jordanes Est. lot #7

on \_\_\_\_\_, 20\_\_\_\_, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232.028(b):

Fill in "yes" or "no" in each blank

- yes A plat has been prepared; (Date approved 10.23.2007);
- 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

[Signature]  
Hidalgo County Judge     Date 4/14/26

APPROVED BY  
COMMISSIONERS COURT  
ON: 4/14/26 [Signature]

ATTEST: [Signature]  
Hidalgo County Clerk     Date APR 15 2026

[Signature]



# PLANNING DEPARTMENT

Rev. 12-21-23

## County of Hidalgo

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Precinct 1 2 3 4

**Anthony Uresti**  
Director of Planning

Application No: 1-11540

### 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: Heriberto Villarreal

Address: 2522 E. mile 13 N.

Donna Tx. 78537

Phone: (956) 472-5428

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

~~El Jardin Es~~ Los Jardines Est lot #7

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

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

Heriberto V  
Requesting Party (Signature)

03/29/26  
Date

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

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) Permit

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

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

3/30/24  
Date

Neal D. Sjo  
County Official



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

10/22/2025 8:54:07 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 1-11540  
Receipt No.: 043341  
L6221-00-000-0007-00

VILLARREAL HERIBERTO  
149 E ANDERSON RD  
DONNA, TX 78537  
(956) 472-5428  
(956) 472-5428

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 576Sq.Ft.
- [5] Legal Description: LOS JARDINES ESTATES LOT 7
- [6] Location: MILE 13 1/2 & FM 493
- [7] Sewage: N/A
- [8] Construction Type: Block
- [9] Est. Cost of Construction: \$12000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340450C  
Precinct: 1  
Certification of Elevation Required: No  
Setbacks: Front 40', Rear 50', Side 6', Side 6', Corner '  
Special Conditions: MUST COMPLY WITH ALL COUNTY  
SETBACKS & REGULATIONS  
Description: Permit 1-11540  
Price: \$200.00

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

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

\_\_\_\_\_  
Cashier      [Signature]      10/22/25  
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

10-22-25  
Date

Recording requested by

HERIBERTO VILLARREAL  
149 E. ANDERSON ROAD  
DONNA, TX 78537

and when recorded, please return this deed  
and tax statements to:

HERIBERTO VILLARREAL  
149 E. ANDERSON ROAD  
DONNA, TX 78537

Above reserved for official use only

## GIFT WARRANTY DEED

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

The State of TEXAS,


County of HIDALGO

FOR CONSIDERATION of the love and affection which VERONICA VILLARREAL whose address is 4707 WHITE EAGLE ROAD DONNA, TX 78537, hereinafter referred to as "Grantor", bears unto HERIBERTO VILLARREAL whose address is 149 E. ANDERSON ROAD IN DONNA, TX 78537 hereinafter referred to as "Grantee", and also for better maintenance, support, protection and livelihood of Grantee, Grantor does hereby give, assign and transfer unto Grantee al right, title, and interest in and to the following land and property, together with all improvements located thereon, lying in the County of Hidalgo, State of Texas, to-wit:

ALL OF LOT SEVEN (7), LOS JARDINES ESTATES SUBDIVISION, HIDALGO COUNTY, TEXAS AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 54, PAGE 47-49-, MAP RECORDS, HIDALGO COUNTY, TEXAS

To have and to hold the above described premises, together with all and singular the rights and appurtenances thereto in any wise belonging, unto the said GRANTOR'S, his heirs or assigns forever. And I do hereby bind myself, my heirs, executors, and administrators to warrant and forever defend all and singular the said premises unto the said GRANTEE, his heirs, and assigns, against every person whomsoever, lawfully claiming or to claim the same, or any part thereof.

EXECUTED this day of 20TH DAY OF JANUARY 2017

  
VERONICA VILLARREAL  
General Warranty Deed - 1

STATE OF TEXAS

COUNTY OF HIDALGO ) ss

This instrument was acknowledged before me on 20TH DAY OF JANUARY 2017  
VERONICA VILLARREAL

*RA*

*Raymundo Medina*

Notary Public

Printed Name: RAYMUNDO MEDINA

My Commission Expires: 03-07-2017



**CERTIFICATE OF ACKNOWLEDGMENT**

THE STATE OF TEXAS

COUNTY OF HIDALGO

BEFORE ME, RAYMUNDO MEDINA ON THIS DAY PERSONALLY APPEARED  
VERONICA VILLARREAL KNOWN TO ME PROVED TO ME THROUGH TEXAS DL TO  
BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT  
AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTIED THE SAME FOR THE  
PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 20TH DAY OF JANUARY 2017.

*Raymundo Medina*

RAYMUNDO MEDINA

NOTARY PUBLIC, STATE OF TEXAS

COMMISSION EXPIRES 03-07-2017



<b>PLANNING DEPT. PCTS 3 WATER SERVICE AVAILABILTY</b>		
	<b>APPLICANT</b>	<b>APPLICATION NO.</b>
1.	EDNY YADIRA GARCIA	3-8089
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
	COMM. COURT: APRIL 14, 2026	



# PLANNING DEPARTMENT

Rev. 12-21-23

## County of Hidalgo

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281  
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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:

3-8089  
3/27/26

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

Upon the application of:

Name:

Edny Yading Garcia

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		3/30/26
Date Approved:	/ /	

Address:

205 Amarillo Rd  
Sullivan City, TX  
78595

Water Supplier:

Agua SUD

Utility Provider:

M.V.E.C.  AEP

Phone:

956-599-7872

Account/ESI No.:

100327894-

Temporary Pole  Permanent Service

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

El Pinto Road #2 PH1 Lot 4

[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 April 14, 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.

Planning Department Authorized Signature

Hidalgo County Judge

Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 4/14/2026

ATTEST:

Hidalgo County Clerk

APR 15 2026  
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
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Precinct 1 234

**Anthony Uresti**  
Director of Planning

Application No: 3-8089

**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

Edny Yadira Garcia

Known to me [or proved to me in the oath of Texas Driver License 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:

El Pinto Road #2 PH1 Lot 4"

[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."

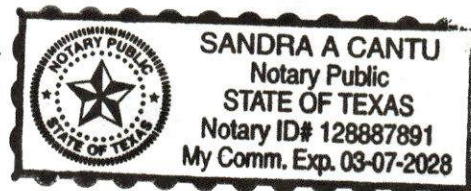
-OR-

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."

X Edny Garcia (Signature)

SUBSCRIBED AND SWORN TO before me on March 30, 2024 to certify which, witnesses my hand and seal of office.

Sandra Cantu  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS



**CHARGE TO: TOP TEXAS TITLE  
GF NO. 25-0179 (RH)**

**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 WARRANTY DEED WITH VENDOR'S LIEN**

**Date:** March 19, 2026  
**Effective Date:** August 7, 2025

**Grantor:** ANGEL MARIO VELA, JR. and MARLENE VELA

**Grantor's Mailing Address:** 110 McAllen St.  
Donna, Texas 78537  
Hidalgo County

**Grantee:** MANUEL ALANIZ and EDNY YADIRA GARCIA

**Grantee's Mailing Address:** 16607 Date Palm Dr.  
Penas, Texas 78576  
Hidalgo County

**Consideration:** TEN AND NO/100THS DOLLARS (\$10.00) and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by grantee of their one certain promissory note of even date herewith in the principal sum of THIRTY THOUSAND AND NO/100THS DOLLARS (\$30,000.00) payable to the order of ANGEL MARIO VELA, JR. and MARLEN VELA, as therein provided and bearing interest at the rates therein specified and providing for acceleration of maturity in event of default and for attorney's fees, the payment of which notes are secured by the Vendor's lien herein retained and is additionally secured by a Deed of Trust of even date herewith to RANJIT LIDHAR, Trustee.

**Property (including any improvements):**

All of Lot 4, EL PINTO SUBDIVISION NO. 2, PHASE I, a subdivision in Hidalgo County, Texas, according to the Map or Plat thereof recorded in/under Volume 29, Page 200, Map Records, Hidalgo County, Texas.

**Reservations from Conveyance:** None

**Exceptions to Conveyance and Warranty: To the extent they validly exist:**

- a. Map filed in/under Volume 29, Page 200 of the Map/Plat Records of Hidalgo County, Texas. Any covenants, conditions or restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin are hereby deleted to the extent such covenants, conditions or restrictions violate 42 USC 3604 {c}.
- b. Building/setback lines, easements, and/or other matters as shown on plat recorded in/under Volume 29, Page 200, Map/Plat Records, Hidalgo County, Texas.
- c. A 1/2 of 1/8th non-participating royalty interest in and to all the oil, gas, and other minerals on, in, under or that may be produced from the subject property, as set forth in instrument recorded in/under Volume 541, Page 12, Official Public Records, Hidalgo County, Texas.
- d. An undivided 1/4th interest in all the oil, gas and other minerals on, in, under or that maybe produced from the subject property set forth in instrument recorded in/under Volume 907, Page 245, Official Public Records, Hidalgo County, Texas.
- e. All the oil, gas and other minerals, and all other elements not considered a part of the surface estate, the royalties, bonuses, rentals and all other rights in connection with same all of which are expressly excepted therefrom and not insured hereunder, as the same are set forth in instrument(s) recorded in/under Volume 1726, Page 572, Official Public Records, Hidalgo County, Texas.

- f. Oil, gas and mineral lease(s) recorded in/under Volume 226, Page 306, Volume 226, Page 308, Volume 339, Page 899, Volume 339, Page 901, Volume 350, Page 53, Volume 350, Page 229, Volume 350, Page 255, Volume 350, Page 378, Volume 408, Page 692, Volume 2089, Page 580, Volume 2162, Page 300 and Volume 2096, Page 656, Official Public Records, Hidalgo County, Texas.
- g. Oil, gas and mineral lease(s) recorded in/under Volume 406, Page 684, Volume 406, Page 684, Volume 410, Page 249, Volume 410, Page 252, Volume 410, Page 255 and Volume 2071, Page 860, Official Public Records, Hidalgo County, Texas.
- h. Easement and/or Right-of-Way granted to J. O. Clark, Jr. and A. P. Clark, d/b/a Clark Fuel Producing Company, by instrument dated March 15, 1956, recorded in/under Volume 857, Page 285, Official Public Records, Hidalgo County, Texas.
- i. Easement and/or Right-of-Way granted to Tennessee Gas Transmission Company, A Delaware Corporation, by instrument recorded in/under Volume 857, Page 28, Official Public Records, Hidalgo County, Texas.
- j. All rights, titles and interests, in and to any and all portions of the subject property occupied or vested by or into any drainage district or irrigation district or other limited government district which includes any facilities, or improvements within such easement(s) including but not limited to drainage ditches, drainage pipes, drainage lines, canals and/or irrigation lines or irrigation improvements, as may be claimed by such drainage district, irrigation district or other limited government district as created pursuant to Article III, Section 52 of the Texas Constitution or Article XVI, Section 59 of the Texas Constitution, or the Texas Water Code.
- k. Any inclusion in Special Districts, as defined by the Texas Water Code, including any rights, easements, taxes, assessments and/or obligations pertaining thereto.
- l. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the title that would be disclosed by an accurate and complete survey of the land.
- m. 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.
- n. Rights, if any, to use the surface of the Land for the extraction or development of any geothermal energy and associated resources below the surface of the Land resulting in damage to an improvement located on the Land on or after Date of Policy (said rights).
- o. Any portion of subject property lying within the boundaries of a public or private roadway whether dedicated or not.
- p. Rights of parties in possession.
- q. Standby fees, taxes and assessments by any taxing authority for the year 2025, and subsequent years, the payment of which Grantee assumes.

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

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

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

This deed is made as a correction deed in substitution of the deed titled "Warranty Deed with Vendor's Lien" ("Correction Warranty Deed with Vendor's Lien") dated August 7, 2025, filed August 13, 2025 and recorded under Document Numbers 3674602 in the Office of the County Clerk of Hidalgo County, Texas, to correct the following incorrect information:

*Original Warranty Deed with Vendor's Lien erroneously showed an incorrect legal description as follows:*

*Lot 5, of PARADISE ESTATES, an Addition to the City of Edinburg, Hidalgo County, Texas, according to the Map thereof recorded in Volume 44, Page 48, of the Map Records of Hidalgo County, Texas. In addition it included all the reservations and exceptions from conveyance and warranty pertaining to this subject lot.*

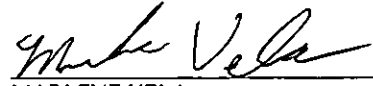
*When it should have shown the correct legal description below:*

*All of Lot 4, EL PINTO SUBDIVISION NO. 2, PHASE I, a subdivision in Hidalgo County, Texas, according to the Map or Plat thereof recorded in/under Volume 29, Page 200, Map Records, Hidalgo County, Texas.*

*In addition this correction deed references all correct reservations and exception from conveyance and warranty.*

*Other than the stated correction, this deed is intended to restate in all respects the Corrected Deed, and the effective date of this correction deed relates back to the effective date of the Corrected Deed.*

  
ANGEL MARIO VELA, JR.

  
MARLENE VELA

ACCEPTED BY GRANTEES:

  
MANUEL ALANIZ

  
EDNY YADIRA GARCIA

ACKNOWLEDGMENT

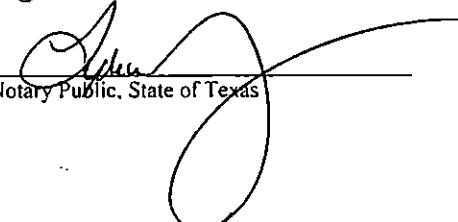
STATE OF TEXAS

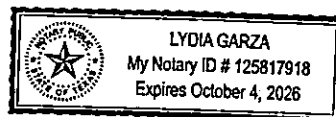
§

COUNTY OF HIDALGO

§

This instrument was acknowledged before me on the 23<sup>rd</sup> day of March, 2026 by ANGEL MARIO VELA, JR. and MARLENE VELA.

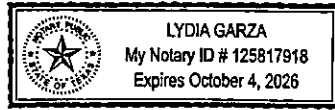
  
Notary Public, State of Texas

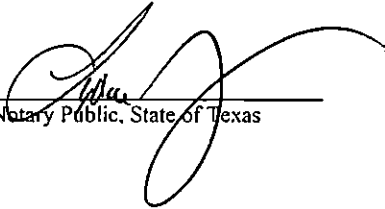


ACKNOWLEDGMENT

STATE OF TEXAS            §  
  §  
COUNTY OF HIDALGO      §

This instrument was acknowledged before me on this the 31<sup>st</sup> day of March, 2026 by MANUEL ALANIZ and EDNY YADIRA GARCIA.



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

PREPARED IN THE OFFICE OF:  
McMullan Lidhar, PLLC  
1113 Nightingale  
McAllen, Texas 78504  
GF No. 25-0179/rh

AFTER RECORDING RETURN TO:  
Manuel Alaniz and Edny Y. Garcia  
205 Amarillo St.  
Sullivan City, Texas 78595



COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

Permit No.: Permit 3-8089
Receipt No.: 045852
E4640-02-000-0004-00

ALANIZ MANUEL & GARCIA EDNY YADIRA
16607 DATE PALM
PENITAS, TX 78576
(956) 599-7872
(956) 599-7872

- [1] Contractor: SELF
[2] Water System: Agua S.U.D.
[3] Class of Work: 25 Residential, new, Single Family Dwelling
[4] Size of Structure: 384Sq.Ft.
[5] Legal Description: EL PINTO ROAD #2 PH 1 LOT 4
[6] Location: Amarillo St & El Pinto Rd
[7] Sewage: N/A
[8] Construction Type: Wood
[9] Est. Cost of Construction: \$13000
[10] Flood Zone: Zone C

Community Panel Number: 4803340275B
Precinct: 3
Certification of Elevation Required: No
Setbacks: Front 25', Rear 30', Side 6', Side 6', Corner '
Special Conditions: Must comply with all setbacks and regulations required by HC Planning Dept.
Description: Permit 3-8089
Price: \$200.00
Total Amount.....\$200.00
Method of Payment: Cash
Check/M.O.#:
Payment: \$200.00
Change Due: \$0.00
Application: gerardo.perez
Inspector: isidro.casanova
Receipt: gerardo.perez

Handwritten signature of Gerardo Perez
Cashier

Handwritten date: 3/27/2025
Date

[NOTICE]

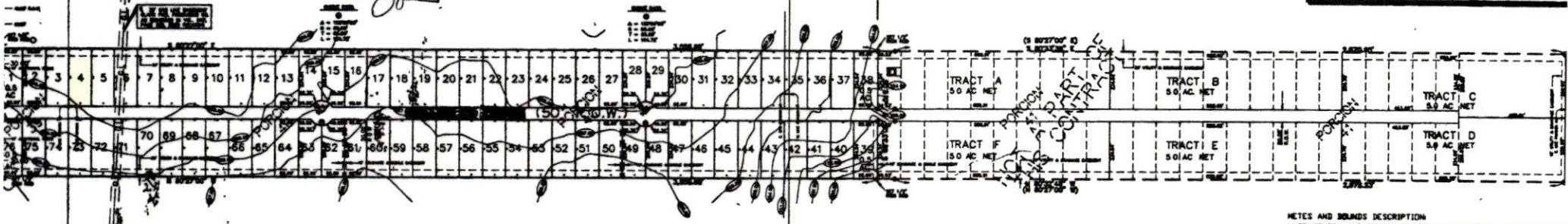
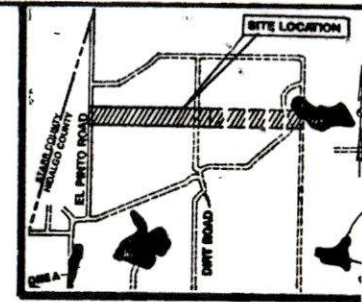
ALL SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE IN COMPLIANCE WITH THE SUBDIVISION PLAT AND/OR DEED RESTRICTIONS. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. NO MORE THAN ONE SINGLE FAMILY RESIDENCE PER LOT. APPLICANT SHALL COMPLY WITH ALL THE PLAT AND OR DEED RESTRICTIONS AND REQUIREMENTS AFFECTING 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.

Handwritten signature of Alaniz Manuel & Garcia Edny Yadira
Signature of Owner or Applicant

Handwritten date: 3/27/25
Date

435205

FILED  
AT 11-20  
FEB 10 1995



# EL PINTO ROAD SUBDIVISION No. 2 PHASE I

HIDALGO COUNTY, TEXAS.

A TRACT OF LAND CONSISTING OF 42.40 ACRES, MORE OR LESS, OUT OF THAT CERTAIN 75.09 (75.12) GROSS ACRES, MORE OR LESS, CARVED FROM THAT CERTAIN TRACT OF LAND DESCRIBED AS A 34915 ACRE TRACT OUT OF V.L. HART 849.15 ACRE TRACT IN TRACT NO. 126 OUT OF PORCIONES 39 AND 40, SHARE 3 OF PORCION 41, OUT OF THE ANCIENT JURISDICTION OF REYNOSA, MEXICO, NOW HIDALGO COUNTY, TEXAS, BEING DESCRIBED BY METES AND BOUNDS IN A CERTAIN DEED FROM ANTONIO DIAZ, ET AL, TO ELEAZAR SALINAS, SAID DEED BEING RECORDED IN VOLUME 1298, PAGE 683, DEED RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

### GENERAL PLAT NOTES:

- MINIMUM FRONTYARD SETBACK LINE = 250 FEET;  
MINIMUM REARYARD SETBACK LINE = 300 FEET;  
MINIMUM SIDEYARD SETBACK LINE = 40 FEET;  
MINIMUM SIDEYARD SETBACK LINE FOR CORNER LOTS = 100 FEET.
- LANDS CONTAINED WITHIN THIS SUBDIVISION PLAT LIE IN ZONE "C" AS PER THE FIRM FOR THIS AREA DATED JANUARY 02, 1986, COMMUNITY PANEL NO. 480234 0275 B.
- LOCAL U.S.G.S. BENCHMARK ELEV. = 2986.6 AND IS LOCATED AT THE TOP OF A COTTON PICKER SPINDLE LOCATED AT THE NORTHWEST CORNER OF THIS SUBDIVISION LYING IN EL PINTO ROAD.
- MINIMUM FINISHED FLOOR ELEVATION = 20 INCHES ABOVE THE CENTER OF THE ROADWAY LOCATED AT THE CENTER OF EACH LOT FROM THIS SUBDIVISION.
- NO POTABLE WATER WELL EXISTS WITHIN A 1500 FOOT RADIUS FROM THIS SUBDIVISION.
- ONLY ONE SINGLE FAMILY DWELLING UNIT PER LOT.
- BUILDINGS OR OTHER DWELLING IMPROVEMENTS SHALL NOT BE PERFORMED ON ANY PORTION OF THE GAS LINE EASEMENT SHOWN ON LOTS 6 & 71 RESPECTIVE LOT OWNERS ARE RESPONSIBLE FOR CONTACTING THE GAS LINE COMPANY AND REQUEST LOCATION OF THE GAS LINE PRIOR TO ANY DWELLING CONSTRUCTION.
- THIS SUBDIVISION PLAT SHALL BE REQUIRED TO OBTAIN A TOTAL OF 54897 CUBIC FEET, OR 135 ACRE FEET OF DRAINAGE RUNOFF EACH LOT RESPECTIVELY SHALL BE REQUIRED TO DRAIN 7750 CUBIC FEET OF DRAINAGE RUNOFF.
- ALL CORNER CLIPS ARE LAID OUT AT A 45 DEGREE ANGLE FROM THE RESPECTIVE PROPERTY LINES.
- NO CONSTRUCTION OF ANY KIND SHALL BE PERMITTED WITHIN ANY DRAINAGE SWALES THE LOT OWNER SHALL NOT FILL IN OR OTHERWISE ALTER THE DRAINAGE SWALES LOT OWNERS SHALL BE OBLIGATED TO MAINTAIN ALL DRAINAGE SWALES.
- INGRESS-EGRESS DOWD LOTS 1 AND 76 SHALL NOT BE GAINED FROM EL PINTO ROAD. ALL LOTS SHALL ACCESS TO BOULDER DRIVE.
- THIS PLAT DOES NOT FALL INTO THE JURISDICTION OF ANY HIDALGO COUNTY OR ANY OTHER IRRIGATION DISTRICT.
- LOTS 14,15,16,26,32,29,48, & 49 ARE 21780 SQ FT

### METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONSISTING OF 42.40 ACRES, MORE OR LESS, OUT OF THAT CERTAIN 75.09 (75.12) GROSS ACRES, MORE OR LESS, CARVE THAT CERTAIN TRACT OF LAND DESCRIBED AS A 34915 ACRE TRACT OF V.L. HART 849.15 ACRE TRACT IN TRACT NO. 126 OUT OF PORCIONES 39 AND 40, SHARE 3 OF PORCION 41, OUT OF THE ANCIENT JURISDICTION OF REYNOSA, MEXICO, NOW HIDALGO COUNTY, TEXAS, BEING DESCRIBED BY METES AND BOUNDS IN A CERTAIN DEED FROM ANTONIO DIAZ, ET AL, TO ELEAZAR SALINAS, SAID DEED BEING RECORDED IN VOLUME 1298, PAGE 683, DEED RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, SAID 42.40 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

(1) COMMENCING AT A COTTON PICKER SPINDLE SET IN THE CENTER OF EL PINTO ROAD FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT, SAID CORNER BEARS NORTH 09 DEGREES 33 MINUTES EAST, COINCIDENT WITH THE WEST LINE OF SAID TRACT A DISTANCE OF 3160.76 FEET FROM THE SOUTHWEST CORNER OF TRACT 126.

(2) THENCE NORTH 09 DEGREES 33 MINUTES EAST, CONTINUING TO THE WEST LINE OF SAID TRACT 126, A DISTANCE OF 5189.97 FEET COTTON PICKER SPINDLE SET FOR THE NORTHWEST CORNER OF THIS DESCRIBED TRACT;

(3) THENCE SOUTH 80 DEGREES 27 MINUTES EAST, A DISTANCE OF 3358.68 FEET TO A 1/2 INCH DIAMETER IRON ROD SET ADJACENT SAID BARS WIRE FENCE FOR A CORNER OF THIS HEREIN DESCRIBED TRACT;

(4) THENCE SOUTH 09 DEGREES 33 MINUTES WEST, A DISTANCE OF 5190.98 FEET TO A 1/2 INCH DIAMETER IRON ROD SET ON THE LINE OF SAID TRACT 126, ADJACENT TO A BARS WIRE FENCE FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(5) THENCE NORTH 80 DEGREES 27 MINUTES WEST COINCIDENT THE SOUTH LINE OF SAID TRACT 126, A DISTANCE OF 3358.68 FEET TO THE POINT OF BEGINNING CONTAINING 42.40 ACRES OF LAND, OR LESS.

STATE OF TEXAS  
COUNTY OF HIDALGO

I, THE UNDERSIGNED OWNER TO THE LAND SHOWN ON THIS PLAT, AND DESIGNATED AS EL PINTO ROAD SUBDIVISION No. 2 PHASE I TO HIDALGO COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DELEGATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, BRIDGES, EASEMENTS, AND PUBLIC PLACES THEREIN SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

*Horberto Salinas*  
OWNER HORBERTO SALINAS

STATE OF TEXAS  
COUNTY OF HIDALGO

I, DAVID ONAR SALINAS, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

*David Onar Salinas*  
DAVID ONAR SALINAS, P.E.  
REG. PROFESSIONAL ENGINEER #71973



APPROVED  
Hidalgo County Health Dept.

APPROVED FOR RECORDING  
HIDALGO COUNTY PLANNING DEPT.  
DATE: 2-1-95

Recorded in Volume 29 Page 200  
Hidalgo County Surveyors

## EL PINTO ROAD SUBDIVISION No. 2 PHASE I

PREPARED BY SALINAS & ASSOCIATES, P.C.  
DATE OF PREPARATION: JAN. 24, 1995  
OWNER HORBERTO SALINAS  
601-B E 9TH  
MISSION, TEXAS 78572

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED HORBERTO SALINAS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 1st DAY OF FEBRUARY, 1995.

*Dana M. Munda*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES 04-21-97



STATE OF TEXAS  
COUNTY OF HIDALGO

I, THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE, AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

*Ricardo R. Salinas*  
RICARDO R. SALINAS, P.L.S.  
REG. PROFESSIONAL LAND SURVEYOR #2908



*Ricardo R. Salinas*  
RICARDO R. SALINAS, P.E.  
LA JOYA WATER SUPPLY CORPORATION ENGINEER

CHECKED BY: *[Signature]*  
DATE: 2/2/95

**SA**

**SALINAS & ASSOCIATES,**  
CONSULTING ENGINEERS & SURVEYORS  
1013 SYCAMORE - MOULLEN, TEXAS  
(810) 688-8081 (810) 688-141

<i>SUBMITTAL DATE</i>	<i>FOR APPROVAL BY C.COURT ON 04/14/26</i>	<i>APPLICANT</i>	<i>LEGAL DESCRIPTION</i>	<i>LOT</i>	<i>BLOCK</i>	<i>PERMIT#</i>	<i>REQUEST</i>	<i>ROUTING STAFF</i>	<i>RETURNED DATE BY C.COURT</i>	<i>RECEIVED BY STAFF</i>
3/30/2026		ODALYS GARCIA	EVERGREEN VALLEY EST.PH 2		97	4-9913	UTILITIES	MC		
			EVERGREEN VALLEY EST.PH							
3/31/2026		OBED GUZMAN	2		183	4-2291	UTILITIES	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

Precinct 1 2 3 4

**Anthony Uresti**  
Director of Planning

Application No: 4-9913

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Approved by Environmental Health:	Temporary Service	Final Service
<u>[Signature]</u>	<u>[Signature]</u> Authorized Signature	<u>[Signature]</u> Authorized Signature
Inspection/Permit No:		
Date Approved: / /	/ /	3/30/26 / /

Name: Osbelys Garcia

Address: 15009 E Davis Rd  
Edcouch Tx  
78538

Phone: 9568890997

Water Supplier: North Alamo

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

Account/ESI No.: 10032789486780781  
 Temporary Pole  Permanent Service

regarding the land described as:

Evergreen valley estates ph2 lot 97

on April 14th, 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 3/15/05);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by [Signature]);
- no an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by [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 Date 4/14/26

APPROVED BY  
COMMISSIONERS COURT  
ON: 4/14/26

ATTEST: [Signature]  
Hidalgo County Clerk Date APR 15 2026





Chapter 232, Texas Local Government Code

7/30/2025 12:34:05 PM

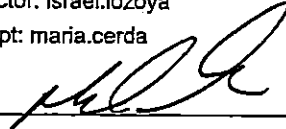
COUNTY OF HIDALGO  
PLANNING DEPARTMENT

Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
2818 S Business Hwy 281	1900 Joe Stephens Ave. Ste. A	2401 N. Moorefield Rd.
Edinburg, Texas 78539	Westaco, 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 4-9913  
Receipt No.: 041903  
E8250-02-000-0097-00

- GARCIA ODALYS & IRVIN J RESENDEZ MEDRANO  
622 E KUHN ST  
EDINBURG, TX 78541  
(956) 884-0997  
(956) 884-0997
- [1] Contractor: SELF
  - [2] Water System: North Alamo WSC
  - [3] Class of Work: 25 Residential, new, Single Family Dwelling
  - [4] Size of Structure: 2299Sq.Ft.
  - [5] Legal Description: EVERGREEN VALLEY ESTATES PH 2 LOT 97
  - [6] Location: DAVIS RD & VAL VERDE RD
  - [7] Sewage: N/A
  - [8] Construction Type: Wood
  - [9] Est. Cost of Construction: \$60000
  - [10] Flood Zone: Zone X

Community Panel Number: 4803340325D  
Precinct: 4  
Certification of Elevation Required: No  
Setbacks: Front 50', Rear 35', Side 6', Side 6', Corner'  
Special Conditions: MUST COMPLY WITH ALL SETBACKS AND REGULATIONS REQUIRED BY THE HCPD  
Description: Permit 4-9913  
Price: \$200.00  
**Total Amount.....\$200.00**  
Method of Payment: Cash  
Check/M.O.#:  
Payment: \$200  
Change Due: \$0.00  
Application: maria.cerda  
Inspector: israel.lozoya  
Receipt: maria.cerda

  
\_\_\_\_\_  
Cashier

07/30/25  
Date

[NOTICE]

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

  
\_\_\_\_\_  
Signature of Owner or Applicant

7-30-25  
Date

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

**WARRANTY DEED**

Date: May 8, 2025

Grantor: HUGO GABRIEL URIBE, a single person and  
ERIKA ELIZABETH CARDENAS, a single person

Grantor's Mailing Address (including county): 15730 116th Ave. NE Unit 402  
Bothell, Washington 98011  
King County, Washington

Grantee: ODALYS GARCIA and IRVIN J. RESENDEZ MEDRANO

Grantee's Mailing Address (including county): 15009 E. Davis Road  
Edcouch, Texas 78538  
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 97, EVERGREEN VALLEY ESTATES PHASE II, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 47, Pages 85 through 97, Map Records, Hidalgo County, Texas.

Reservations from Conveyance and Exceptions to Conveyance and Warranty:

Restrictive covenants recorded in CLERK'S FILE NO. 1432170, OFFICIAL RECORDS AND VOLUME 47, PAGES 85-97, MAP RECORDS, HIDALGO COUNTY, TEXAS.

Mineral and/or royalty grant(s) and/or reservation(s) in instrument(s) dated June 22, 1926, recorded in Volume 246, Page 17, Deed Records, Hidalgo County, Texas, and subsequent transfers thereof.

Mineral and/or royalty grant(s) and/or reservation(s) in instrument(s) dated March 30, 1929, recorded in Volume 302, Page 34, Deed Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas and Mineral Lease dated September 10, 1934, recorded in Volume 3, Page 293, Oil and Gas Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas, and Mineral Lease dated August 27, 1934, recorded in Volume 8, Page 532, Oil and Gas Records, amended in instrument dated April 19, 1935, recorded in Volume 12, Page 338, Oil and Gas Records, and unitized in instrument dated April 30, 1965, recorded in Volume 296, Page 723, Oil and Gas Records, Hidalgo County, Texas.

Oil, Gas, and Mineral Lease dated October 18, 1935, recorded in Volume 15, Page 1, Oil and Gas Records, Hidalgo County, Texas. Hidalgo County, Texas.

Oil, Gas, and Mineral Leases dated March 18, 1936, recorded in Volume 15, Page 128, and Volume 16, Page 10, Oil and Gas Records, and amended in instruments dated April 4, 1936, recorded in Volume 15, Page 132, and Volume 16, Page 13, Oil and Gas Records, Hidalgo County, Texas.

Oil, Gas and Mineral Lease dated July 23, 1936, recorded in Volume 19, Page 227, Oil and Gas Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas and Mineral Lease dated January 10, 1939, recorded in Volume 33, Page 570, Oil and Gas Records, modified in instrument dated July 24, 1939, recorded in Volume 55, Page 520, Oil and Gas Records, modified in instrument dated April 26, 1957, recorded in Volume 201, Page 251, Oil and Gas Records, amended in instrument dated January 5, 1965, recorded in Volume 294, Page 12, Oil and Gas Records, unitized in instruments dated June 14, 1956, recorded in Volume 189, Page 512, Oil and Gas Records, dated May 27, 1959, recorded in Volume 230, Page 254, Oil and Gas Records, dated January 25, 1960, recorded in Volume 244, Page 313, Oil and Gas Records, dated February 29, 1961, recorded in Volume 258, Page 663, Oil and Gas Records, dated September 22, 1967, recorded in Volume 314, Page 569, Oil and Gas Records, dated March 31, 1969, recorded in Volume 322, Page 1, Oil and Gas Records, dated March 24, 1970, recorded in Volume 326, Page 351, Oil and Gas Records, dated April 16, 1974, recorded in Volume 348, Page 932, Oil and Gas Records, dated July 21, 1994, recorded under Clerk's File No. 411405, Official Records, and dated November 11, 1994, recorded under Clerk's File No. 421149, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas and Mineral Lease dated September 19, 1945, recorded in Volume 63, Page 229, Oil and Gas Records, and unitized in instrument dated June 1, 1997, under Clerk's File No. 606331, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas, and Mineral Leases dated October 29, 1954, recorded in Volume 162, Page 316, Oil and Gas Records, dated April 5, 1965, recorded in Volume 296, Page 511, Oil and Gas Records, and dated September -, 1965, recorded in Volume 301, page 907, Oil and Gas Records, Hidalgo County, Texas.

Oil, Gas and Mineral Leases dated April 8, 1998, recorded under Clerk's File No. 672377, Official Records, and dated September 23, 1998, recorded under Clerk's File No. 729079, Official Records, and unitized in instrument dated March 1, 1999, recorded under Clerk's File No. 761765, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Memorandum of Oil and Gas Leases dated August 9, 1993, recorded under Clerk's File No. 344186, Official Records, dated March 13, 2006, recorded under Clerk's File No. 1614578, Official Records, dated April 1, 2006, recorded under Clerk's File Nos. 1639728, 1639729 and 1639730, Official Records, Hidalgo County, Texas.

Oil, Gas and Mineral Lease dated August 22, 1994, recorded under Clerk's File Nos. 420798, Official Records, corrected in instrument dated December 5, 1996, recorded under Clerk's File No. 566816, Official Records, and unitized in instrument dated June 1, 1997, recorded under Clerk's File No. 606331, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas and Mineral Leases dated August 22, 1994, recorded under Clerk's File Nos. 420799 and 420800, Official Records, and unitized in instrument dated June 1, 1997, recorded under Clerk's File No. 606331, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas and Mineral Lease dated August 9, 1993, recorded under Clerk's File No. 443612, Official Records, amended in instruments dated November 4, 1994, recorded under Clerk's File No. 547162, Official Records, and dated November 15, 1996, recorded under Clerk's File No. 565964, Official Records, and unitized in instrument dated June 1, 1997, recorded under Clerk's File No. 606331, Official Records, and partially released in instrument dated December 8, 1998, recorded under Clerk's File No. 740964, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Memorandum of Surface Oil and Gas Lease dated August 10, 2021, recorded under Clerk's File No. 3264453, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas, and Mineral Leases dated November 15, 2000, recorded under Clerk's File No. 926396, Official Records, dated August 12, 2002, recorded under Clerk's File No. 1113832, Official Records, and dated December 6, 2002, recorded under Clerk's File Nos. 1146920 and 1148173, Official Records, Hidalgo County, Texas.

Oil, Gas and Mineral Lease dated January 21, 2016, recorded under Clerk's File No. 2690229, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Memorandum of Oil and Gas Leases dated March 13, 2006, recorded under Clerk's File No. 1614578, Official Records, dated April 1, 2006, recorded under Clerk's File No. 1639728, Official Records, dated April 1, 2006, recorded under Clerk's File No. 1639729, Official Records, and dated April 1, 2006, recorded under Clerk's File No. 1639730, Official 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.

Reservation of water rights and/or other rights if any, as set forth in Warranty Deed dated October 6, 2011, recorded under Clerk's File No. 2261086, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Agreement dated June 30, 1946, recorded in Volume 616, Page 1, Deed Records, Hidalgo County, Texas.

Agreement dated January 21, 2016, recorded under Clerk's File No. 2690230, Official Records, Cameron County, Texas.

Easements, rules, regulations and rights in favor of DELTA LAKE IRRIGATION DISTRICT.

Minimum floor elevation; Fifty foot (50') minimum setback line along the front or easement whichever is greater; thirty-five foot (35') minimum setback line along the rear or easement whichever is greater; six foot (6') minimum setback line along the sides or easement whichever is greater; fifteen foot (15') exclusive easement to NORTH ALAMO WATER SUPPLY CORPORATION along the front; fifteen foot (15') electrical and utility easement along the front; and, twenty foot (20') drainage swale easement along the rear, as per map or plat recorded in Volume 47, Pages 85-97, Map Records, Hidalgo County, Texas.

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

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.

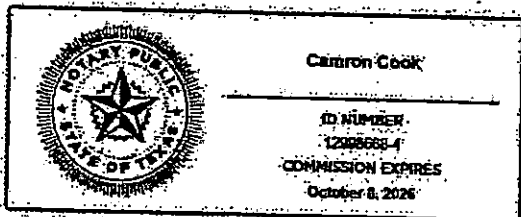
Hugo Gabriel Uribe  
HUGO GABRIEL URIBE

Erika Elizabeth Cardenas  
ERIKA ELIZABETH CARDENAS

(Acknowledgment)

STATE OF Texas  
COUNTY OF Kerr

This instrument was acknowledged before me on the 8th day of May, 2025, by HUGO GABRIEL URIBE.



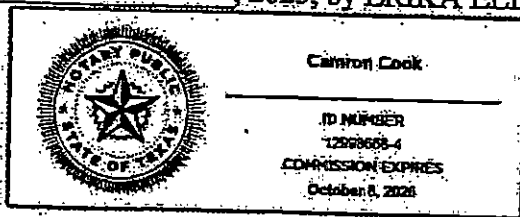
[Signature]  
Notary Public, State of Texas

Electronically signed and notarized online using the Proof platform.

(Acknowledgment)

STATE OF Texas  
COUNTY OF Kerr

This instrument was acknowledged before me on the 8th day of May, 2025, by ERIKA ELIZABETH CARDENAS.



[Signature]  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:  
ODALYS GARCIA and  
IRVIN J. RESENDEZ MEDRANO

PREPARED BY:  
LEWIS PEÑA FALCON & COOK  
Attorneys At Law  
3111 W. Freddy Gonzalez Drive  
Edinburg, Texas 78539  
GF#: 959209; AH:ma

Electronically signed and notarized online using the Proof platform.



# 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: 4-2292

### 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: Obed Guzman  
Address: 15721 Mile 20 N  
Edinburg, TX 78541  
Phone: (956) 414 5030

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		<u>3/31/26</u>
Date Approved:	<u>   /   /</u>	<u>   /   /</u>

Water Supplier: \_\_\_\_\_  
Utility Provider:  M.V.E.C.       AEP  
Account/ESI No.: 1000161679  
 Temporary Pole       Permanent Service

regarding the land described as:  
Evergreen Valley Estate Ph 2 Lot 183

on April 14th, 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 3/15/05);
  - yes A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);
  - yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by [Signature]);
  - no an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by [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. Cuiter Hidalgo County Judge      4/14/26 Date

APPROVED BY COMMISSIONERS COURT ON: 4/14/26 ATTEST: [Signature] Hidalgo County Clerk      APR 15 2026 Date



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 12-21-23

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

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

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

Precinct 1 2 3 4

**Anthony Uresti**  
Director of Planning

Application No: 4-2292

### 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: Obed Guzman

Address: 15721 Mile 20 N  
Edinburg, TX 78541

Phone: 956 414 5030

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

Evergreen Valley Estates PH2 Lot. 183

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

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

[Signature]  
Requesting Party (Signature)

3/31/26  
Date

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

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) PMT

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

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

04/01/2024      [Signature]  
Date                                      County Official



COUNTY OF HIDALGO  
PLANNING DEPARTMENT

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

Precinct No. 1 Substation  
1902 Joe Stephens Ave.  
Weslaco, Texas 78596  
Ph: 956-968-4734  
Fax: 956-973-7850

Precinct No. 3 Substation  
2401 N. Moorefield Rd.  
Mission, Texas 78572  
Ph: 956-205-7045  
Fax: 956-205-7049

Permit No.: Permit 4-2292  
Receipt No.: 009071  
E8250-02-000-0183-00

GUZMAN OBED  
1108 FRESNO AVE  
MCALLEN, TX 78501  
(956) 414-5030  
(956) 414-5030

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 5651Sq.Ft.
- [5] Legal Description: EVERGREEN VALLEY ESTATES PH 2 LOT 183
- [6] Location: mile 20 and uesti
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$300000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D  
Precinct: 4  
Certification of Elevation Required: No  
Setbacks: Front 50', Rear 35', Side 6', Side 6', Corner'  
Special Conditions: **MUST COMPLY WITH HCPD SETBACKS AND REGULATIONS**  
Description: Permit 4-2292  
Price: \$30.00

**Total Amount.....\$30.00**

Method of Payment: Cash  
Check/M.O.#:  
Payment: \$40  
Change Due: \$10.00  
Application: maria.cerda  
Inspector: peter.hernandez  
Receipt: maria.cerda

  
Cashier  
09/16/19  
Date

*Prop 101# 697697*

[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

9/16/19  
Date

Charge San Jacinto Title Services

SJTC/ MM GF # 182433964

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

**Warranty Deed with Vendor's Lien**

Date: JUNE 25, 2018

Grantor: UBENCE ESCOBAR and ROSIO ESCOBAR

Grantor's Mailing Address: 407 W MILE 21  
EDINBURG, TEXAS 78541  
HIDALGO COUNTY

Grantee: OBED GUZMAN, a single person

Grantee's Mailing Address: 1108 FRESNO AVE  
MCALLEN, TEXAS 78501  
HIDALGO COUNTY

Consideration:

Cash and a note of even date executed by Grantee and payable to the order of SECURITY FIRST FEDERAL CREDIT UNION in the principal amount of FIFTY-SIX THOUSAND AND NO/100 DOLLARS (\$56,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor SECURITY FIRST FEDERAL CREDIT UNION and by a first-lien deed of trust of even date from Grantee to GRACIELA MANN, Trustee.

Property (including any improvements):

Lot One Hundred Eighty Three (183), EVERGREEN VALLEY ESTATES PHASE II, Hidalgo County, Texas, as shown by the map or plat thereof recorded in Volume 47, Pages 85-97, Map Records of Hidalgo County, Texas, to which reference is here made for all pertinent purposes.

Reservations from Conveyance: NONE

Exceptions to Conveyance and Warranty:

- a. Restrictive covenants as recorded in Clerk's File No. 1432170, Official Public Records of Hidalgo County, Texas and Volume 47, Pages 85-97, Map Records of Hidalgo County, Texas.
- b. Standby fees, taxes and assessments by any taxing authority for the year 2018, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.
- c. Statutory rights, rules, regulations, easements and liens in favor of Delta Lake and Engleman No. 6, pursuant to applicable sections of the Texas Water Code.

whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

SECURITY FIRST FEDERAL CREDIT UNION, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of SECURITY FIRST FEDERAL CREDIT UNION and are transferred to SECURITY FIRST FEDERAL CREDIT UNION without recourse against Grantor.

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

  
\_\_\_\_\_  
UBENCE ESCOBAR

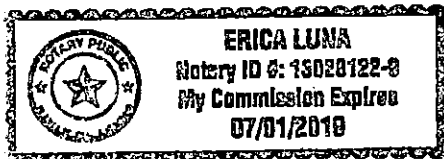
  
\_\_\_\_\_  
ROSIO ESCOBAR aka ROCIO ESCOBAR

**ACKNOWLEDGMENTS**

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 25 day of June, 2018, by UBENCE ESCOBAR.

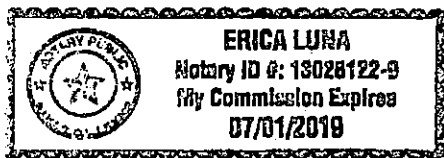


  
\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 25 day of June, 2018, by ROSIO ESCOBAR aka ROCIO ESCOBAR.



  
\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

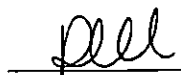
whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

SECURITY FIRST FEDERAL CREDIT UNION, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of SECURITY FIRST FEDERAL CREDIT UNION and are transferred to SECURITY FIRST FEDERAL CREDIT UNION without recourse against Grantor.

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

  
UBENCE ESCOBAR

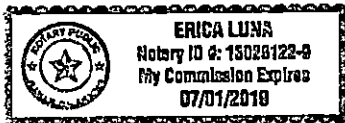
  
ROSIO ESCOBAR aka ROCIO ESCOBAR

**ACKNOWLEDGMENTS**

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 25 day of June, 2018, by UBENCE ESCOBAR.

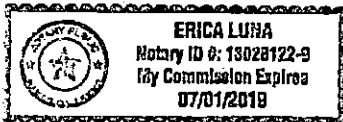


  
NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 25 day of June, 2018, by ROSIO ESCOBAR aka ROCIO ESCOBAR.



  
NOTARY PUBLIC, STATE OF TEXAS

PREPARED IN THE OFFICE OF:  
SLUSHER & ASSOCIATES, PLLC  
4900 N. 10<sup>TH</sup> STREET, SUITE E-2  
McALLEN, TEXAS 78504  
GF# 182433964

AFTER RECORDING RETURN TO:

OBED GUZMAN