



RICHARD F. CORTEZ
County Judge

OFFICE OF THE COUNTY JUDGE County of Hidalgo

CERTIFICATES OF PLAT APPROVALS – CONSENT AGENDA

COMMISSIONERS COURT AGENDA FOR May 12th, 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>0</u>
CERTIFICATES OF RESIDENCE CONSTRUCTION	<u>0</u>
CERTIFICATES OF WATER SERVICE AVAILABILITY	<u>3</u>
TOTAL CERTIFICATES	<u>3</u>

AI-103317

Planning Department 3.0.

CC CONSENT AGENDA SPECIAL MTG

Meeting Date: 05/12/2026

Submitted For: Iliana Rocha, PLANNING DEPT.

Submitted By: Iliana Rocha

Department: PLANNING DEPT.

Information

CAPTION

Certificate of Water Service Availability under Texas Local Government Code Section 232.029 (c) (2)

BACKGROUND

Fiscal Impact

Attachments

SALVADOR V HERNANDEZ 4-10632

YAHAIRA CONTRERAS 4-10619

ARTURO TREJO 3-4023

Form Review

Inbox

Reviewed By

Date

Budget and Management

Final Approval

Form Started By: Iliana Rocha

Started On: 04/30/2026 04:23 PM

MAY 2025

SUBMITTAL DATE	FOR APPROVAL BY C. COURT ON 05/12/25	LEGAL DESCRIPTION	LOT	BLOCK	PERMIT#	REQUEST	ROUTING STAFF	RETURNED DATE BY C. COURT	RECEIVED BY STAFF
4/22/2026	SALVADOR V HERNANDEZ	DELTA ORCHARDS UT 7		204	4-10632	LIGHT	MC		
	YAHARA CONTRERAS	SEMINARY HEIGHTS	15-R/S LOT 11		4-10619	LIGHT	IR		



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: 4-10632

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

Upon the application of:

Name: Salvador Villeda Hernandez

Address: 14002 Moises Flores Rd
Monter Alto TX
78538

Phone: (261) 910-9327

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	_____
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>/ /</u>	<u>4/16/26</u>

Water Supplier: N/A

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

Account/ESI No.: 10032 789442809034
 Temporary Pole Permanent Service

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

lot 205 and the west 1/2 of lot 204, Delta Orchards, Unit 7,
A Subdivision in Hidalgo County, Texas, according to the map or plat
thereof, recorded in Volume 6, Page 46, Map Records of Hidalgo County, Texas.
(Insert the lot and block number in recorded subdivision, address, or description in deed, etc)

and who has submitted to the court an affidavit as required by Local Govt. Code Sec. 232.029 (f), on May 12th, 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

Richard F. Carter
Hidalgo County Judge

5/18/26
Date

ATTEST: Antonia Sanchez
Hidalgo County Clerk

MAY 19 2026
Date

APPROVED BY
COMMISSIONERS COURT
ON: 5/12/26



PLANNING DEPARTMENT

Rev. 12-21-23

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Mission, TX 78572
956-205-7045

Precinct 1 2 3 4

Anthony Uresti
Director of Planning

Application No: 4-10632

**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

Salvador Villeda Hernandez,

Known to me [or proved to me in the oath of Estados Unidos Mex or through Pasaporte (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:

Delta Orchards Company UT No. 7 W 1/2 Lot 204 & all Lot 205

[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 April 16, 2026, to certify which, witnesses my hand and seal of office.

Irma Solis Alvarado
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS





COUNTY OF HIDALGO
PLANNING DEPARTMENT

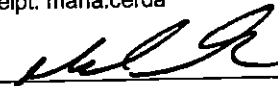
Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
2818 S Business Hwy 281 Edinburg, Texas 78539 Ph: 956-318-2840 Fax: 956-318-2844	1900 Joe Stephens Ave. Ste. A Weslaco, Texas 78596 Ph: 956-968-4734 Fax: 956-973-7850	2401 N. Moorefield Rd. Mission, Texas 78572 Ph: 956-205-7045 Fax: 956-205-7049

Permit No.: Permit 4-10632
Receipt No.: 045870
D3800-07-000-0204-00

- HERNANDEZ SALVDOR VILLEDA , HERNANDEZ DANIEL,
 SAAVEDRA JR. & VICTOR H SAAVEDRA
 14002 MOISES FLORES RD
 MONTE ALTO , TX 78538
 (956) 382-3427
 (956) 382-3427
- [1] Contractor: SELF
 [2] Water System: North Alamo WSC
 [3] Class of Work: 25 Residential, new, Single Family Dwelling
 [4] Size of Structure: 800Sq.Ft.
 [5] Legal Description: DELTA ORCHARDS COMPANY UT NO. 7
W1/2 LOT 204 & ALL LOT 205
 [6] Location: 14002 MOISES FLORES ROAD
 [7] Sewage: N/A
 [8] Construction Type: Wood
 [9] Est. Cost of Construction: \$25000
 [10] Flood Zone: Zone X

Community Panel Number: 4803340350C
 Precinct: 4
 Certification of Elevation Required: No
 Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '
 Special Conditions: MUST COMPLY WITH ALL SETBACKS AND
 HCPD REGULATIONS
 Description: Permit 4-10632
 Price: \$200.00

Total Amount.....\$200.00
 Method of Payment: Cash
 Check/M.O.#:
 Payment: \$200
 Change Due: \$0.00
 Application: maria.cerda
 Inspector: cynthia.hernandez1
 Receipt: maria.cerda



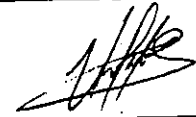
 Cashier

03/30/26

 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

03-30-26

 Date

STATE OF TEXAS
COUNTY OF HIDALGO

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 OR YOUR DRIVER'S LICENSE NUMBER.

DEED WITHOUT WARRANTY WITH VENDOR'S LIEN

Date: August 26, 2025

Grantor: Rio Bank Custodian of Alexander F. Sasser Roth IRA

Grantor's Mailing Address (including county):

701 E Expressway 83, Box 1
McAllen, Texas 78501
Hidalgo County, Texas

Grantees: Salvador Villeda Hernandez, Daniel Hernandez, Juan Saavedra Jr. and Victor H.Saavedra

Grantee's Mailing Address (including county):

1721 W 27th St.
Mission, TX 78574
Hidalgo County, Texas

Consideration:

Good and valuable consideration, the receipt and sufficiency of which is hereby accepted, and the execution and delivery by Grantee of a certain promissory note of even date herewith in the principal amount of \$86,000.00 payable to the order of Grantor as therein provided, the payment of the note is additionally secured by a Deed of Trust of even date herewith to Patrick Moore, Trustee. The vendor's lien herein retained shall serve as additional security for the payment of the above-described note.

Property:

Re: ACCT. NO. D3800-07-000-0204-00/DL020-00-020-4002-00; LOT 205 AND THE WEST ¼ OF LOT 204, DELTA ORCHARDS, UNIT 7, A SUBDIVISION IN HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 6, PAGE 46, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

Reference: Hidalgo County Clerk Doc# 2023-3435136, recorded in the office of Hidalgo County Clerk Office, Hidalgo County, Texas and Cause #T-3096-12-C, filed at the Hidalgo County Records.

Reservations from Conveyance:

For Grantor and Grantor's successors and assigns forever, a reservation of all oil, gas, and other minerals in and under and that may be produced from the Property. If the mineral estate is subject to existing production or an existing lease, this reservation includes the production, the lease and all benefits from it.

Exceptions to Conveyance and Warranty:

All of record.

Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property; rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; all rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of any county water improvement district or other applicable governmental district, agency or authority.

Standby fees, taxes and assessments for any taxing authority for the year 2025 and subsequent years, and subsequent taxes and assessments by any taxing body for prior years due to change in land usage or ownership.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance, 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, without express or implied warranty. All covenants and/or warranties that might arise by contract, statute or common law (including but not limited to the covenant of seisin) as well as the warranties in section 5.023 of the Texas Property Code (or its successor) are excluded.

This conveyance is intended to include any property interests obtained by after-acquired title.

Grantee, by its acceptance hereof, accepts the Property in its physical condition as of the date hereof, AS IS, WHERE IS AND WITH ALL FAULTS, and acknowledges that it has no recourse whatsoever against Grantor in the event of discovery of any defects of any kind, latent or patent. Grantee acknowledges and agrees that Grantor has not made and does not make any representation, warranty or covenant of any kind or character whatsoever, whether expressed or implied, with respect to the physical condition, use or usefulness of the Property or any portion thereof, and (1) GRANTOR HEREBY EXPRESSLY DISCLAIMS ANY AND ALL IMPLIED WARRANTIES, INCLUDING, WITHOUT LIMITATION, IMPLIED WARRANTIES OF CONDITION, MERCHANTABILITY, HABITABILITY, FITNESS FOR A PARTICULAR PURPOSE, OWNERSHIP OR WITH RESPECT TO THE VALUE, PROFITABILITY OR MARKETABILITY OF THE PROPERTY, AND (2) GRANTOR HEREBY DISCLAIMS ANY REPRESENTATION OR WARRANTY WITH REGARD TO COMPLIANCE WITH ANY ENVIRONMENTAL PROTECTION, POLLUTION OR LAND USE LAWS, RULES, REGULATIONS, ORDERS, OR REQUIREMENTS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO THE HANDLING, GENERATING, TREATING, STORING OR DISPOSING OF ANY HAZARDOUS WASTE OR SUBSTANCE.

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

GRANTOR:

Rio Bank Custodian of Alexander F. Sasser Roth IRA

By: 

Timothy Sers, EVP Trust Dept,
Rio Bank Custodian of Alexander F. Sasser
Roth IRA

ACCEPTANCE:

Grantee hereby accepts the foregoing conveyance subject to the reservations therein set forth, and agrees to be bound by the terms and conditions thereof.

GRANTEES:

[Signature]
SALVADOR VILLEDA HERNANDEZ.

Daniel H
DANIEL HERNANDEZ

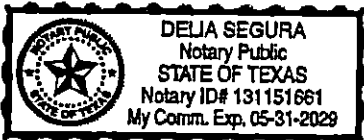
[Signature]
JUAN SAAVEDRA JR

[Signature]
VICTOR H SAAVEDRA

CORPORATE ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 26th day of August, 2025 by Timothy Sers, EVP Trust Dept., of Rio Bank Custodian of Alexander F. Sasser Roth IRA, on behalf of said partnership.

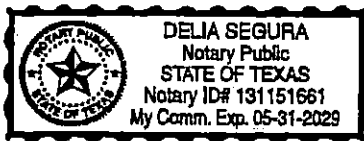


[Signature]
Notary Public, State of Texas
Notary's Printed Name: Delia Segura
Commission Expires:

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 26th day of August, 2025 by Salvador Villeda Hernandez, Daniel Hernandez, Juan Saavedra Jr. and Victor H. Saavedra.



[Signature]
Notary Public, State of Texas
Notary's Printed Name: Delia Segura
Commission Expires:



PLANNING DEPARTMENT

Rev. 12-21-23

County of Hidalgo

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

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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: 4-10619

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

Upon the application of:

Name: Yahaira Contreras
Address: 1300 Los Veteranos
Edinburg TX
78541
Phone: (956) 414-2531

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		
Date Approved:	/ /	4/19/26

Water Supplier: _____
Utility Provider: [] M.V.E.C. [x] TAEP
Account/ESI No.: 10032789448829843
[] Temporary Pole [] Permanent Service

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

1/2 ACER lot with nothing on it only a
tbl. Seminary Hgts lot 15-R15 lot 11 tract TR

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

and who has submitted to the court an affidavit as required by Local Govt. Code Sec. 232.029 (f),
on May 12th, 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

[Signature]
Hidalgo County Judge

5/18/26
Date

ATTEST: [Signature]
Hidalgo County Clerk

MAY 19 2026
Date

APPROVED BY
COMMISSIONERS COURT
ON: 5/12/26



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: 4-10619

**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

Yahaira Contreras

Known to me [or proved to me in the oath of _____ or through
TX DL 45110224 (description of federal or state government ID card with photograph and signature)],
who swore on oath that the following two statements are true:

- "I am requesting utility service to the following described land: Seminary Heights Lot# 15 - R/S Lot# 11
1300 LOS VETERANOS DR Edinburg TX 78541

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

- "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."

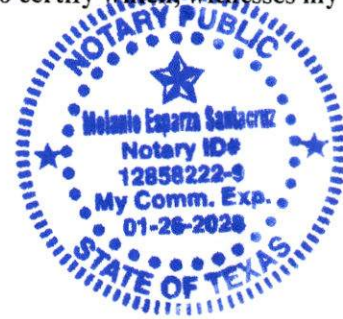
-OR-

- 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."

Yahaira Contreras (Signature)

SUBSCRIBED AND SWORN TO before me on April 9, 2026 to certify which witnesses my hand and seal of office.

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





COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

Permit No.: Permit 4-10619
Receipt No.: 045791
S2400-00-000-0011-15

LEDESMA-CONSTANTINO LINO ARTURO & YAHAIRA S.
CONTRERAS PORRAS
1300 LOS VETERANOS
EDINBURG, TX 78541
(956) 414-2531
(956) 414-2531

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner'
Special Conditions: MUST COMPLY WITH ALL RULES &
REGULATIONS SET BY HIDALGO COUNTY PLANNING
DEPARTMENT

Description: Permit 4-10619
Price: \$200.00

Total Amount.....\$200.00

Method of Payment: Credit Card

Check/M.O.#:

Payment: \$200

Change Due: \$0.00

Application: melissa.lopez

Inspector: anitra.champion

Receipt: melissa.lopez

Melissa Lopez 3/26/26
Cashier Date

- [1] Contractor: SELF
- [2] Water System: City of Edinburg
- [3] Class of Work: 20 Mobile Homes
- [4] Size of Structure: 896Sq.Ft.
- [5] Legal Description: SEMINARY HEIGHTS LOT 15-R/S LOT 11
10 AC TR
- [6] Location: N. SEMINARY RD & CACTUS LN
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$15000
- [10] Flood Zone: Zone X

[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.

Yahaira S. Contreras Porras
Signature of Owner or Applicant

03/26/26
Date

Prop ID: 279791

Warranty Deed with Vendor's Lien

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

Date: May 30, 2025

Grantor: CLARA CONTRERAS, ALSO KNOWN AS CLARA CACERES CONTRERAS, a single person, as her sole and separate property and estate

Grantor's Mailing Address: 8800 N. 29th St.
McAllen, Texas 78504
Hidalgo County

Grantee: LINO ARTURO LEDESMA-CONSTANTINO and wife, YAHAIRA S. CONTRERAS PORRAS

Grantee's Mailing Address: 1302 Los Veteranos Dr.
Edinburg, Texas 78541
Hidalgo County

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and a note of even date executed by Grantee and payable to the order of Grantor in the principal amount of FIFTY-ONE THOUSAND NINE HUNDRED AND NO/100 DOLLARS (\$51,900.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to JORDAN KING, Trustee.

Property (including any improvements):

Lot 15, a re-subdivision of Lot 11, SEMINARY HEIGHTS SUBDIVISION, Hidalgo County, Texas, more particularly described as follows: A tract of land described by metes and bounds as follows: From the southwest corner of Lot 11, Seminary Heights Subdivision, proceed easterly along the south boundary of said Lot 11 a distance of 726.0' for the point of the beginning; thence easterly along said south boundary a distance of 145.2', thence northerly parallel to the west boundary of Lot 11 a distance of 150.0'; thence westerly parallel to the south boundary a distance of 145.2'; thence southerly parallel to the west boundary back to the point of beginning, according to the map or plat thereof on file and of record in the office of the County Clerk of Hidalgo County, Texas.

Reservations from Conveyance:

Subject To:

None

Exceptions to Conveyance and Warranty:

Subject To:

Easements of record, and previous reservation perpetual easements as follows: 10' along the south boundary for utilities and irrigation; and 25' along the north boundary consisting of 15' for a road right-of-way and 10' for utilities and irrigation.

All oil, gas, and other mineral reservations of record, if any;

All oil, gas leases and drilling agreements of record, if any;

Easements of record, if any;

Easements and conditions as may be contained in plat of said subdivision, if any;

Easements, rights, rules, and regulations in favor of pertaining water district, if any;
All visible easements and restrictions of record, if any.

Subdivision regulations of the County of Hidalgo and/or ordinance or governmental regulations
of the City wherein the subject property lies or holds extra-territorial jurisdiction.

All ad valorem taxes for the year 2025 and all 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.

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.

NO TITLE EXAMINATION WAS REQUESTED IN CONNECTION WITH THE
PREPARATION OF THIS DOCUMENT NOR WAS ANY MADE. THE PREPARER
EXPRESSES NO OPINION AS TO TITLE TO THIS PROPERTY.

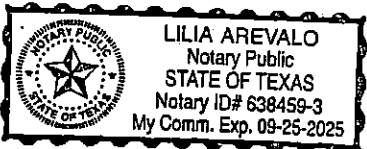
Clara Contreras
CLARA CONTRERAS, ALSO KNOWN
AS CLARA CACERES CONTRERAS

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 30th day of May, 2025, by
CLARA CONTRERAS, ALSO KNOWN AS CLARA CACERES CONTRERAS.

(SEAL)



Lilia Arevalo
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
LINO ARTURO LEDESMA-CONSTANTINO and
YAHAIRA S. CONTRERAS PORRAS
1302 Los Veteranos Dr.
Edinburg, Texas 78541

PREPARED IN THE LAW OFFICE OF:
JOHN ROBERT KING
3409 N. 10th, Suite 100
McAllen, Texas 78501
File No.: CONTRERAS;LA/lp

PLANNING DEPT. PCTS 3 WATER SERVICE AVAILABILTY		
	APPLICANT	APPLICATION NO.
1.	ARTURO TREJO	3-4023
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
	COMM. COURT: MAY 12, 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

Precinct 1 2 3 4

Anthony Uresti
Director of Planning

Application No: 3-4023
11/27/2022

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

Upon the application of:

Name: Arturo Trejo

Address: 5707 Danielle Dr.
Mission, TX 78574

Phone: 956-342-5325

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		
Date Approved:	<u>1 / 1</u>	<u>1/29/26</u>

Water Supplier: Sharyland

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

Account/ESI No.: 100327894-
 Temporary Pole Permanent Service

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

La Homa Groves Unit No 5 Lot 28

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

and who has submitted to the court an affidavit as required by Local Govt. Code Sec. 232.029 (f), on May 12th, 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.

Sandra Carter
Planning Department Authorized Signature

Ricardo F. Lopez
Hidalgo County Judge

5/18/26
Date

ATTEST: Antonio Brayards Jr.
Hidalgo County Clerk

MAY 19 2026
Date

APPROVED BY
COMMISSIONERS COURT
ON: 5/12/26



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.
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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:

34023
1/27/2022

**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

Arturo Trejo

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

La Homa Groves Unit No.5 Lot 28"

[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."

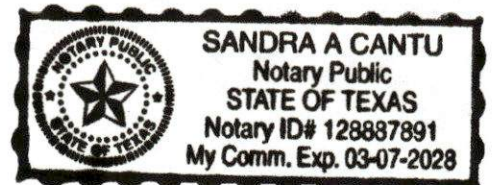
-OR-

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 Arturo Trejo (Signature)

SUBSCRIBED AND SWORN TO before me on April 29, 2024 to certify which, witnesses my hand and seal of office.

Sandra Cantu
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



CHARGE TO VLTC
GF: 85,340

"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"

WARRANTY DEED

Date: **OCTOBER 28, 2003**

Grantor: **HERIBERTO GONZALEZ AND WIFE, ELSA GONZALEZ**

Grantor's Mailing Address (including county):

**200 OSAGE DR.
LEANDER, TEXAS 78641
WILLIAMSON COUNTY**

Grantee: **ARTURO TREJO AND WIFE, ANNA TREJO**

Grantee's mailing address (including county):

**5820 N. LA HOMA RD.
MISSION, TEXAS 78574
HIDALGO COUNTY**

Consideration: **Ten and NO/100 Dollars (\$10.00) and other valuable consideration**

Property (including any improvements):

All of Lot 28, LA HOMA GROVES SUBDIVISION UNIT NO. 5, an Addition to the City of Mission, Hidalgo County, Texas, according to the map recorded in Volume 28, Page 73-A, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from Conveyance: **None**

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

- A. **Blanket easements, rules regulations and rights in favor of Hidalgo County Irrigation District No. 6.**
- B. **Minimum floor elevations, setback lines: 30 foot front, 20 foot rear, 6 foot side; 15 foot utility easement along the East side and restrictions as shown on the map of La Homa Groves Subdivision Unit No. 5, recorded in Volume 28, Page 73-A, Map Records of Hidalgo County, Texas.**
- C. **Terms, stipulations and conditions contained in Oil, Gas and Mineral Lease executed by Howard F. Garton and wife, Ann W. Garton to Quintex Petroleum Corp., dated August 10, 1983, recorded in Volume 1881, Page 58, Official Records of Hidalgo County, Texas.**
- D. **Terms, stipulations and conditions contained in Declaration of Unit as set forth in instrument dated November 1, 1983, recorded in Volume 1903, Page 180, and Volume 2110, Page 284, both in the Official Records of Hidalgo County, Texas.**
- E. **Water Service Agreement in favor of Sharyland Water Supply Corporation as shown by instrument dated October 10, 2002, filed October 11, 2002 under Document Number 1130593, Official Records of Hidalgo County, Texas.**
- F. **Restrictive covenants as set forth in instrument dated --, Filed April 19, 1993 under Document Number 316409, Official records and Volume 28, Page 73-A, Map Records of Hidalgo County Texas, but omitting any covenant or restrictions based on race, color, religion, sex handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.**
- G. **Standby fees, taxes and assessments by any taxing authority for the year 2004, and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, the payment of which Grantee assumes.**

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.

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


HERIBERTO GONZALEZ


ELSA GONZALEZ

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO *Williamson*

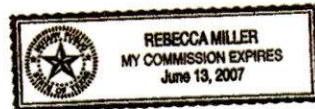
This instrument was acknowledged before me on the 31 day of October, 2003, by HERIBERTO GONZALEZ AND ELSA GONZALEZ.



Notary Public, State of Texas

Notary's name (printed): *Rebecca Miller*

Notary's commission expires: *6-13-07*



Filed for Record in:
Hidalgo County
by J. D. Salinas, III
County Clerk
On: Nov 07, 2003 at 03:41P
As a Recording
Document Number: 1264575
Total Fees: 16.00
Receipt Number - 541194
By: MaryLou Cantu, Deputy

AFTER RECORDING RETURN TO:

ARTURO & ANNA TREJO
5820 N. La Homa Rd.
Mission, Texas 78574

PREPARED IN THE LAW OFFICE OF:

L.G. "JERRY" CANALES
2406 W. University Drive
Edinburg, Texas 78539



COUNTY OF HIDALGO
PLANNING DEPARTMENT

Permit No.: Permit 3-4023

Receipt No.: 022015

L1069-05-000-0028-00

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
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TREJO ARTURO & ANNA
5820 N LA HOMA RD
MISSION, TX 78574
(956) 342-5375
(956) 342-5375

- [1] Contractor: SELF
- [2] Water System: Sharyland WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 3255Sq.Ft.
- [5] Legal Description: LA HOMA GROVES UT NO. 5 LOT 28
- [6] Location: LA HOMA AND 4/12/ MILE
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$175000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340290D
Precinct: 3
Certification of Elevation Required: No
Setbacks: Front 30', Rear 20', Side 6', Side ', Corner 20'
Special Conditions: MUST COMPLY WITH ALL REGULATIONS AND COUNTY SETBACKS
Description: Permit 3-4023
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$40.00
Change Due: \$10.00
Application: sandra.cantu
Inspector: javier.cerda
Receipt: sandra.cantu

Sandra Cantu 1/27/2022
Cashier Date

[NOTICE]

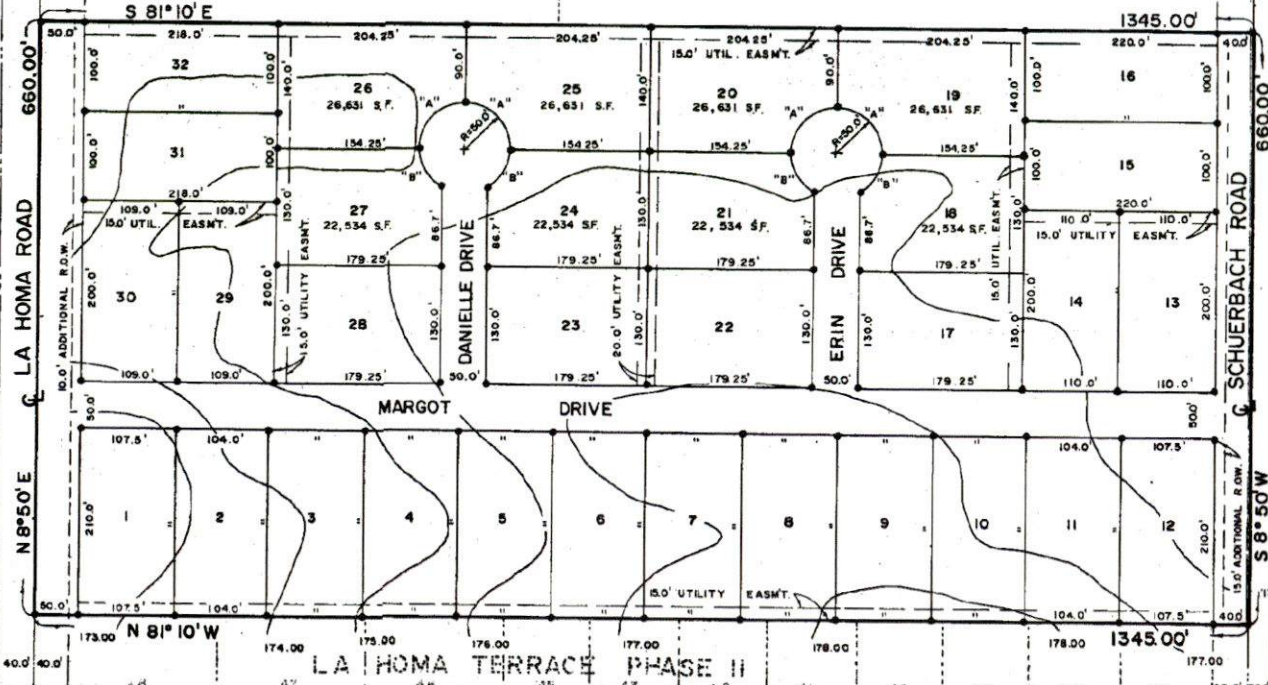
ALL SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE IN COMPLIANCE WITH THE SUBDIVISION PLAT AND/OR DEED RESTRICTIONS. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. NO MORE THAN ONE SINGLE FAMILY RESIDENCE PER LOT. APPLICANT SHALL COMPLY WITH ALL THE PLAT AND OR DEED RESTRICTIONS AND REQUIREMENTS AFFECTING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

1/27/22
Date

TRACT O
RANCHITO LA HOMA

LA HOMA GROVES ESTATES No.3



LA HOMA GROVES SUBDIVISION UNIT No.5

BEING A SUBDIVISION OF 20.38 ACRES BEING ALL OF TRACT "G", BLOCK 2, LA HOMA RANCH CITRUS GROVES UNIT No.1, HIDALGO COUNTY, TEXAS

METES AND BOUNDS

A 20.38 ACRE TRACT OF LAND BEING ALL OF TRACT "G", BLOCK 2, LA HOMA RANCH CITRUS GROVES UNIT No. 1, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 7, PAGE 59, OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS. SAID 20.38 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

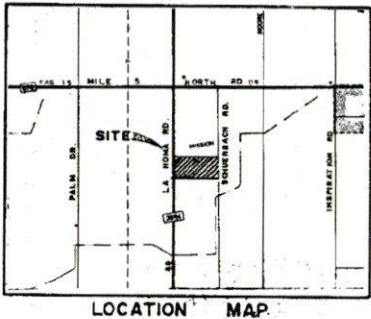
BEGINNING AT A 60 PENNY NAIL SET IN THE CENTERLINE OF LA HOMA ROAD FOR THE NORTHWEST CORNER OF TRACT "G", AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE; S 81°10'E, ALONG THE NORTH LINE OF TRACT "G", PASSING A 1/2" IRON ROD SET AT 50.00 FEET FOR THE EAST R.O.W. LINE OF LA HOMA ROAD, PASSING A 1/2" IRON ROD SET AT 1,305.00 FEET FOR THE WEST R.O.W. LINE OF SCHUERBACH ROAD, A TOTAL DISTANCE OF 1,345.00 FEET TO A 60 PENNY NAIL SET IN THE CENTERLINE OF SCHUERBACH ROAD FOR THE NORTHEAST CORNER OF TRACT "G", AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE; S 08°50'W, ALONG THE EAST LINE OF TRACT "G", AND THE CENTERLINE OF SCHUERBACH ROAD, A DISTANCE OF 660.00 FEET TO A 60 PENNY NAIL SET FOR THE SOUTHEAST CORNER OF TRACT "G", AND THE SOUTHEAST CORNER OF THIS TRACT.

THENCE; N 81°10'W, ALONG THE SOUTH LINE OF TRACT "G", PASSING A 1/2" IRON ROD SET AT 40.00 FEET FOR THE WEST R.O.W. LINE OF SCHUERBACH ROAD, PASSING A 1/2" IRON ROD SET AT 1,295.00 FEET FOR THE EAST R.O.W. LINE OF LA HOMA ROAD, A TOTAL DISTANCE OF 1,345.00 FEET TO A 60 PENNY NAIL SET IN THE CENTERLINE OF LA HOMA ROAD FOR THE SOUTHWEST CORNER OF TRACT "G", AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; N 08°50'E, ALONG THE WEST LINE OF TRACT "G", AND THE CENTERLINE OF LA HOMA ROAD, A DISTANCE OF 660.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 20.38 ACRES OF LAND MORE OR LESS.



NOTES

- FLOOD ZONE DESIGNATION: ZONE "C"
- AREAS OF MINIMAL FLOODING
- C.F.M. 48034 OSOC MAP REVISED: NOVEMBER 16, 1992
- ONE SINGLE FAMILY DWELLING PER LOT
- CULVERTS FOR DRIVEWAY BY LOT PURCHASERS (18" R.C.P.)
- THERE ARE NO WATER WELLS WITHIN 150.00 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.
- MINIMUM FINISH FLOOR ELEVATION 18' ABOVE CENTERLINE OF STREET
- MIN. BUILDING SETBACK LINES:
FROM 30.0'
REAR 20.0'
SIDE 6.0'
- CORNER SIDE 20.0' LOTS 1, 12, 13, 30
- NO SIDEWALKS REQUIRED ON THIS SUBDIVISION.
- NO ENTRANCE TO LOTS 1, 12, 13 & 30 FROM LA HOMA OR SCHUERBACH
- LOTS 17, 22, 23, & 26 SHALL ENTER FROM THE N-S MINOR CUL-DE-SAC STREET
- RETENTION PER LOT: 1423 13 C.F. (0.0327 ACRE-FEET)
- LEGEND: ● - DENOTES 1/2" IRON ROD SET UNLESS OTHERWISE NOTED.

CURVE DATA:

"A" - Δ = 90°00'	R = 50.00'	L = 78.54'
"B" - Δ = 60°00'	R = 50.00'	L = 52.36'

STATE OF TEXAS
COUNTY OF HIDALGO

I, (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE LA HOMA GROVES SUBDIVISION UNIT No.5 SUBDIVISION TO THE COUNTY OF HIDALGO, TEXAS, AND WHOSE NAME(S) IS (ARE) SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, BRAINS, BASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

Jack McClelland
JACK McCLELLAND
1000 S. CLOSMER BLVD.
EDWABURG, TEXAS 78539

STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JACK McCLELLAND
KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE (THEY) EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 17th DAY OF June A.D. 1992.



SUSAN J. HEASLEY
Notary Public, State of Texas
My Commission Expires 08-22-95
Susan J. Heasley
SUSAN J. HEASLEY NOTARY PUBLIC

THIS PLAT APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 8 ON THIS 17th DAY OF JUNE 1992.
HIDALGO COUNTY IRRIGATION DISTRICT NO. 8 WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION. IF DESIRED, THIS WILL NOT BE AT DISTRICT EXPENSE.
Jim Walsh SECRETARY
John Williams PRESIDENT

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSION, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.
[Signature]
CHAIRMAN PLANNING COMMISSION

I, THE UNDERSIGNED, MAYOR OF THE CITY OF MISSION, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.
[Signature]
MAYOR, CITY OF MISSION

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 ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE DATE OF RECORDING.

APPROVED FOR RECORDING
BY 4/12/1993
COMMISSIONERS' COURT
This the 12th day of April 1993
WILLIAM "BILLY" LEO, County Clerk
Hidalgo County, Texas
By *[Signature]* Deputy
STATE OF TEXAS
COUNTY OF HIDALGO



I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND FURTHER CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THE SURVEY PLAT.



Ray Quintana
4-12-93
CHECKED BY *[Signature]*
3-30-93

QUINTANILLA, HEADLEY AND ASSOCIATES
CONSULTING ENGINEERS AND LAND SURVEYORS
124 S. STEUBS ST. EDWABURG, TEXAS 78539 P(512) 381-6480

Recorded in Volume 26 Page 73A
of the map records of Hidalgo County, Texas
and Hunt Ind. County Surveyors