



RICHARD F. CORTEZ

County Judge

OFFICE OF THE COUNTY JUDGE

County of Hidalgo

CERTIFICATES OF PLAT APPROVALS – CONSENT AGENDA

COMMISSIONERS COURT AGENDA FOR August 4th, 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>1</u>
CERTIFICATES OF RESIDENCE CONSTRUCTION	<u>0</u>
CERTIFICATES OF WATER SERVICE AVAILABILITY	<u>0</u>
TOTAL CERTIFICATES	<u>1</u>

STATE OF TEXAS

CERTIFICATE OF PLAT

CERTIFICATE OF RESIDENCE CONSTRUCTION

CERTIFICATE OF WATER SERVICE AVAILABILITY

CERTIFICATE OF PLAT & UTILITY STATUS

AI-104202

Planning Department 3.0.

CC CONSENT AGENDA SPECIAL MTG

Meeting Date: 08/04/2026

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

Department: PLANNING DEPT.

Information

CAPTION

Certificate of Plat and Utility Status under Texas Local Government Code Section 232.028 (b)

BACKGROUND

Fiscal Impact

Attachments

JUAN MUNIZ - 4-10705

Form Review

Inbox

Reviewed By

Date

Budget and Management

Final Approval

Form Started By: Iliana Rocha

Started On: 07/24/2026 04:28 PM

FOR APPROVAL BY								ROUTING	RETURNED	RECEIVED
SUBMITTAL	C.COURT ON								DATE	BY STAFF
DATE	07/21/2026								BY	
	APPLICANT	LEGAL DESCRIPTION	LOT	BLOCK	PERMIT#	REQUEST	STAFF		C.COURT	
7/14/2026	JUAN MUNIZ	LA QUIETUD	74		4-10705	UTILITIES	MC			

07/15/2026 (20)



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:

4-10705

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:

Moniz Construction, LLC
JUAN Moniz

Address:

3338 Tepoztlan
Edinburg

78542

Phone:

4919837

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	/ /	07 / 15 / 26

Water Supplier:

North Alamo

Utility Provider: ☐ M.V.E.C.

☒ AEP

Account/ESI No.:

100327 894 92845901

☐ Temporary Pole

☐ Permanent Service

regarding the land described as:

La Quietud Lot 74

on August 4th, 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

- ☒ A plat has been prepared;
- ☒ A plat has been reviewed and approved by the Commissioners Court;
- ☒ water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;
- ☒ 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;
- ☒ 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;
- ☒ electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(Date approved 05-14-04);

(verified by HLB);

(verified by HLB);

(verified by HLB);

(verified by HLB);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

AUG 11 2026

Date

APPROVED BY

COMMISSIONERS COURT

ON: 8-4-26 MML

AI. 104202



PLANNING DEPARTMENT

Rev. 12-21-23

County of Hidalgo

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956-205-7045

Precinct 1 2 3 4

Anthony Uresti
Director of Planning

Application No: 4-10705

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: Muniz Construction LLC

Name: Juan Muniz

Address: 3338 Tepoztlan
78542 Edinburg

Phone: 4919837

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

La Quietud Lot 74

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Requesting Party (Signature)

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:

Date

County Official

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

Permit No.: Permit 4-10705

Receipt No.: 046251

L1780-00-000-0074-00

J MUNIZ CONTRUCTION LLC

3000 ZENAID ST

MCALLEN, TX 78504

(956) 491-9837

(956) 491-9837

[1] Contractor: SELF[2] Water System: North Alamo WSC[3] Class of Work: 01 Residential, new, Single Family Dwelling[4] Size of Structure: 1100Sq.Ft.[5] Legal Description: LA QUIETUD LOT 74[6] Location: FM 2812 and Kenyon Road[7] Sewage: City of Edinburg[8] Construction Type: Brick[9] Est. Cost of Construction: \$60000[10] Flood Zone: Zone X

Community Panel Number: 4803340325D

Precinct: 4

Certification of Elevation Required: No

Setbacks: Front 25', Rear 30', Side 6', Side 6', Corner '

Special Conditions: Must comply with all County Regulations and
Setback Requirements

Description: Permit 4-10705

Price: \$200.00

Total Amount.....\$200.00

Method of Payment: Check

Check/M.O.#: 8299

Payment: \$200.00

Change Due: \$0.00

Application: elizabeth.lopez

Inspector: tilfred.farley

Receipt: elizabeth.lopez

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 of Owner or Applicant

Date

Lot 74, # 70, 57

AFTER RECORDING, PLEASE RETURN TO:
5219 N. McColl Rd.
McAllen, Texas 78504

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 AND YOUR DRIVER'S LICENSE NUMBER.

DATE: February 3, 2026

GRANTOR: Maria Socorro Polante Sy, now known as Maria Socorro Polante Ramirez, a married woman claiming other property as homestead
Mailing Address: 8016 Tremolo Court, Antelope, CA 95843

GRANTEE: J Muniz Construction LLC, a Texas Limited Liability Company
Mailing Address: 5219 N McColl Rd., McAllen, Texas 78504

CONSIDERATION:

The sum of TEN DOLLARS (\$10.00) and other good and valuable consideration paid in hand, the receipt and sufficiency of which is hereby acknowledged, and a note of even date executed by Grantee and payable to the order of Greater State Bank ("Lender") in the principal amount of ONE HUNDRED SIXTY ONE THOUSAND TWO HUNDRED FIFTY AND 00/100 U.S. DOLLARS (\$161,250.00) (the "Note"). The Note is secured by a first and superior vendor's lien retained in this deed and by a first-lien deed of trust of even date from Grantee to Robert A. McGurk, trustee (the "Deed of Trust").

PROPERTY (including improvements):

PROPERTY 1:
TRACT 1:

LOT# 74, LA QUIETUD SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 45, PAGES 41-43, OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

PROPERTY 2:
TRACT 2:

LOT# 44, LA QUIETUD SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 45, PAGES 41-43, OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

PROPERTY 3:

TRACT 3:

LOT# 48, LA QUIETUD SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 45, PAGES 41-43, OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

PROPERTY 4:

TRACT 4:

LOT# 57, LA QUIETUD SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 45, PAGES 41-43, OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

PROPERTY 5:

TRACT 5:

LOT# 70, LA QUIETUD SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 45, PAGES 41-43, OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

RESERVATIONS FROM CONVEYANCE:

Grantor hereby expressly reserves and retains for Lender, and Lender's successors and assigns, the vendor's lien, as well as the superior title, in and to the Property to secure (i) the payment of the Note, and (ii) the performance and payment by Grantee of all covenants, conditions, obligations and liabilities under the Deed of Trust. Upon the full and complete payment of the Note and satisfaction and performance of all covenants, conditions, obligations and liabilities under the Deed of Trust, then this conveyance shall become absolute.

EXCEPTIONS TO CONVEYANCE AND WARRANTY:

Liens, if any, described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing 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 arising from and existing by reason of any governmental district, agency, or authority of HIDALGO County; and taxes for 2026, which Grantee assumes and agrees to pay, but not subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantor assumes.

CONVEYANCE:

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.

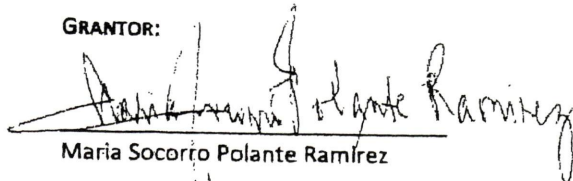
Grantor warrants that Grantor is lawfully seized of good and indefeasible title to the Property and has the right to convey title to the Property, subject to any Reservations from Conveyance or Exceptions to Conveyance contained herein.

Lender, 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 Lender and are transferred to Lender without recourse to Grantor. 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.

[Signature Page Follows]

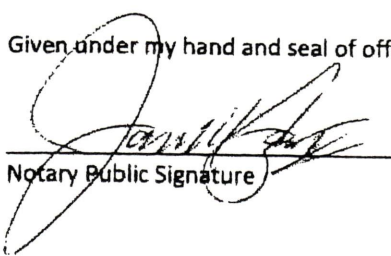
GRANTOR:

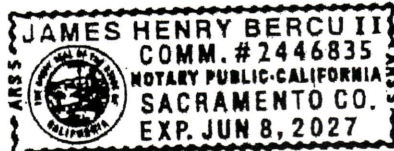

Maria Socorro Polante Ramirez

STATE OF ~~TEXAS~~ ^{CA} California
COUNTY OF HIDALGO ^{SACRAMENTO}

Before me, James Henry Bercu II - Notary Public, on this day personally appeared Maria Socorro Polante Ramirez ~~and Jose Manuel Ramirez~~, known to me or proved to me on the oath of AB or through CA Driver License to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he (she) executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 3rd day of February 2026.


Notary Public Signature



CITY OF EDINBURG

388-8203

BUILDING INSPECTOR

Address: 3338 Tepoztlan

Date: 7-9-2026 Time:

By: Josue Mosqueda

Type of Inspection: Plumbing Sewer Yardline