



RICHARD F. CORTEZ
County Judge

OFFICE OF THE COUNTY JUDGE County of Hidalgo

CERTIFICATES OF PLAT APPROVALS – CONSENT AGENDA

COMMISSIONERS COURT AGENDA FOR September 1st, 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>5</u>
CERTIFICATES OF RESIDENCE CONSTRUCTION	<u>0</u>
CERTIFICATES OF WATER SERVICE AVAILABILITY	<u>0</u>
TOTAL CERTIFICATES	<u>5</u>

AI-104502

Planning Department 3.0.

CC CONSENT AGENDA SPECIAL MTG

Meeting Date: 09/01/2026

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

NOE PENA JR - 3-8456
MORALES JUAN ANTONIO & BRENDA E MORALES - 1-12845
JOSE ESPINOZA 4-10924
JOSE MORIN 4-11070
DAVID & GRACIELA CURIEL 4-10339

Form Review

Inbox	Reviewed By	Date
Budget and Management		
Final Approval		
Form Started By: Iliana Rocha		Started On: 08/21/2026 05:16 PM

	PLANNING DEPT. PCT 3 CERTIFICATE OF PLAT & UTILITY STATUS	
	APPLICANT	APPLICATION NO.
1.	NOE PENA JR	3-8456
2.		
3.		
4.		
5.		
6.		
7.		
	COMM. COURT: SEPTEMBER 1, 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: 3-8456

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: Noe Peña Jr.

Address: PO BOX 561
Rio Grande City, TX.
78582

Phone: (956) 890-8474

Approved by Environmental Health:	Temporary Service	Final Service
	Authorized Signature	Authorized Signature
Inspection/Permit No:		
Date Approved:	/ /	8 / 10 / 26

Water Supplier: Agua SUD

Utility Provider: ☐ M.V.E.C. ☒ AEP

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

regarding the land described as:

Aladdin Ranchitos Lot 4

on September 01, 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;
yes A plat has been reviewed and approved by the Commissioners Court;
yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;
yes an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable;
NO individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023;
yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(Date approved 7/2/2002);

(verified by Sandra Carter);
Sandra Carter

(verified by Judy);
8-10-26

(verified by Judy);
8-10-26

(verified by Sandra);
9/1/26

Sandra 8/10/26
Planning Department Authorized Signature

Richard F. Cruz
Hidalgo County Judge

ATTEST
Antonio Benjard
Hidalgo County Clerk

APPROVED BY
COMMISSIONERS COURT
ON: 9/1/26 BMS
AI-104502

Date
SEP 03 2026
Date



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: 38456

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: Noe Peña Jr.

Address: PO Box 561

Rio Grande City, TX 78582

Phone: (956) 890-8474

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

Aladdin Ranchitos Lot 4

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

X Noel Jr.
Requesting Party (Signature)

8/16/24
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- ☒ Deed
☐ Executory Contract
☐ Lease
☐ Rent Receipt
☐ Affidavit
☒ Other (describe) copy of 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:

8/16/24
Date

[Signature]
County Official

SUTCLIFFS GF #202439

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 4, 2020

Grantor: MARCO ANTONIO VARGAS

Grantor's Mailing Address: 1712 WHITE ROCK ST.
PENITAS, TEXAS 78576
HIDALGO COUNTY

Grantee: NOE PENA, JR. and ANGIELICA GARCIA

Grantee's Mailing Address: P.O. BOX 561
RIO GRANDE CITY, TEXAS 78582
STARR COUNTY

Consideration:

Cash and a first lien note of even date executed by Grantee and payable to the order of MARCO ANTONIO VARGAS in the principal amount of SIXTEEN THOUSAND AND NO/100 DOLLARS (\$16,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of Grantor and by a first-lien deed of trust of even date from Grantee to CHANNING SLUSHER, trustee.

Property (including any improvements):

Lot Four (4), ALADDIN RANCHITOS SUBDIVISION, an addition to the City of Sullivan, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 40, Page 65, Map Records, Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from Conveyance: NONE

Exceptions to Conveyance and Warranty:

- a. Restrictive covenants as recorded in Document No. 1488846 and Document No. 1529035, Official Records and Volume 40, Page 65, Map Records, Hidalgo County, Texas.
- b. Standby fees, taxes and assessments by any taxing authority for the year 2020, 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 Hidalgo County Irrigation District No. La Joyha Water Supply Corporation, pursuant to applicable sections of the Texas Water Code.
- d. Easements, building setbacks and reservations as shown according to the map or plat thereof recorded in Volume 40, Page 65, Map Records of Hidalgo County, Texas.
- e. Right of way easement dated August 26, 1949, recorded in Volume 669, Page 524, Deed Records, Hidalgo County, Texas.
- f. Water well easement dated December 26, 1988, recorded in Volume 2692, Page 986, Official Records, Hidalgo County, Texas.
- g. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated March 14, 1931, recorded in Volume E, Page 131, Oil and Gas Records of Hidalgo County, Texas.
- h. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated May 22, 1951, recorded in Volume 115, Page 497, Oil and Gas Records of Hidalgo County, Texas.

- i. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated September 20, 1951, recorded in Volume 120, Page 162, Oil and Gas Records of Hidalgo County, Texas.
- j. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated October 1, 1982, recorded in Volume 2136, Page 3, Oil and Gas Records of Hidalgo County, Texas.
- k. Interest in and to all coal, lignite, oil, gas, and other minerals, and all rights incident thereto, contained in instrument dated May 11, 1936, recorded in Volume 18, Page 147, Deed Records of Hidalgo County, Texas.
- l. Coal, lignite, oil, gas or other mineral interest(s), together with rights incident thereto, contained in instrument dated September 12, 1962, recorded in Volume 1041, Page 464, Deed Records of Hidalgo County, Texas, which document contains the following language "EXCEPT that there have heretofore been conveyed or reserved and grantor's herein do hereby reserve all oil, gas and other minerals".
- 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. Building, Zoning, Platting and/or Regulatory Laws and/or Ordinances of any Municipal and/or other Governmental Authority.

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.

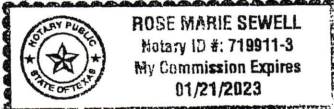
When the context requires, singular nouns and pronouns include the plural.

MARCO ANTONIO VARGAS

ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 4 day of June, 2020,
by MARCO ANTONIO VARGAS.



NOTARY PUBLIC, STATE OF TEXAS

PREPARED BY:
SLUSHER & ASSOCIATES, PLLC
4900 N. 10TH, STE. E-2
McALLEN, TEXAS 78504
GF# 202437925

AFTER RECORDING, RETURN TO:
NOE PENA, JR. and ANGIELICA GARCIA
P.O. BOX 561
RIO GRANDE CITY, TEXAS 78582

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 3-8456

Receipt No.: 048413

A1725-00-000-0004-00

PENA NOE JR & GARCIA ANGIELICA

P.O. BOX 561

RIO GRANDE CITY, TX 78582-0561

(956) 890-8474

(956) 890-8474

[1] Contractor: SELF[2] Water System: Agua S.U.D.[3] Class of Work: 01 Residential, new, Single Family Dwelling[4] Size of Structure: 1500Sq.Ft.[5] Legal Description: ALADDIN RANCHITOS LOT 4[6] Location: El Pinto Rd by Benavidez Elem.[7] Sewage: Agua S.U.D.[8] Construction Type: Wood[9] Est. Cost of Construction: \$75000[10] Flood Zone: Zone C

Community Panel Number: 4803340275B

Precinct: 3

Certification of Elevation Required: No

Setbacks: Front 25', Rear 35', Side 6', Side 6', Corner '

Special Conditions: Must comply with all setbacks and regulations required by HC Planning Dept.

Description: Permit 3-8456

Price: \$200.00

Total Amount.....\$200.00

Method of Payment: Cash

Check/M.O.#:

Payment: \$200.00

Change Due: \$0.00

Application: sandra.cantu

Inspector: isidro.casanova

Receipt: sandra.cantu

Cashier

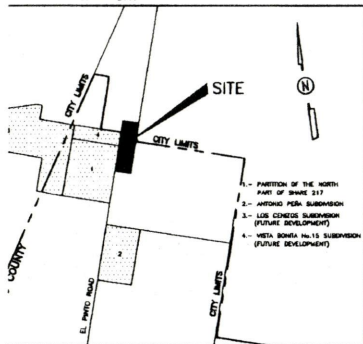
Date

[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



PRINCIPAL CONTACTS:					
	Name	Address	City & Zip	Phone	Fax
OWNER:	HERALDO ESCOBAR	3810 W. FREDDY GONZALEZ DRIVE	EDINBURG, TX. 78539	(956)383-6295	(956)383-1633
ENGINEER:	EULALIO RAMIREZ	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	(956)381-0522
SUBCONTRACTOR:	ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	(956)381-0522

TANILLA, HEADLEY AND ASSOCIATES, INC.

CONSULTING ENGINEERS • LAND SURVEYORS

124 E. STUBBS ST. PHONE 956-381-6480
EDINBURG, TEXAS 78539 FAX 956-381-0527

FILENAME: F:\DATA\SUBD\HIGHLGO CO\ALADDIN RANOKITOS\ALADDIN-PLAT			
DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
SEP 29, 2021	MARTHA G.		
DATE REVIEWED	PREPARED BY	CHECKED BY	APPROVED BY

	PLANNING DEPT. PCTS 1 CERTIFICATE OF PLAT & UTILITY STATUS	
	APPLICANT	APPLICATION NO.
1.	MORALES JUAN ANTONIO & BRENDA E. MORALES	1-12845
	COMM. COURT: SEPTEMBER 1, 2026	



PLANNING DEPARTMENT

Rev. 12-21-23

County of Hidalgo

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Mission, TX 78572
956-205-7045

Precinct 1 2 3 4

Anthony Uresti
Director of Planning

Application No: 1-12845

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: Brenda E. Morales

Address: 1604 omni Ave
Pharr tx 78577

Phone: 956 667 9023

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

Water Supplier: N/A

Utility Provider: ☐ M.V.E.C. ☐ AEP

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

regarding the land described as:

Ranchitos de progreso lot 25
on September 01, 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;
yes A plat has been reviewed and approved by the Commissioners Court; (Date approved 12-14-2004);
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 H. Seg);
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 H. Seg);
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 H. Seg);
yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by H. Seg);

Deald
Planning Department Authorized Signature

Richard F. Carter
Hidalgo County Judge

9/1/26
Date

APPROVED BY
COMMISSIONERS COURT
ON: 9/1/26 BMS
AI-104502

ATTEST: Arturo S. Garcia
Hidalgo County Clerk

SEP 03 2026
Date



PLANNING DEPARTMENT

Rev. 12-21-23

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956-205-7045

Precinct 1 2 3 4

Anthony Uresti
Director of Planning

Application No: 1-12845

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: Brenda E. Morales

Address: 1604 omni Ave pharr tx
78577

Phone: 956 667 9033

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

Ranchitas de progreso PH Lot: #25

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Brenda E. Morales
Requesting Party (Signature)

07-08-20
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:

8/10/20
Date

Heald
County Official



Chapter 232, Texas Local Government Code

8/7/2026 11:47:46 AM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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Fax: 956-318-2844	Fax: 956-973-7850	Fax: 956-205-7049

Permit No.: Permit 1-12845

Receipt No.: 048460

R0940-01-000-0025-00

MORALES JUAN ANTONIO JR & BRENDA E

PO BOX 1701

HIDALGO, TX 78557

(956) 283-4740

(956) 929-6167

[1] Contractor: SELF

[2] Water System: Military WSC

[3] Class of Work: 25 Residential, new, Single Family Dwelling

[4] Size of Structure: 2500Sq.Ft.

[5] Legal Description: RANCHITOS DE PROGRESSO PH 1 LOT

25

[6] Location: FM 88 & HWY 281 (MILITARY HWY)

[7] Sewage: N/A

[8] Construction Type: Wood

[9] Est. Cost of Construction: \$240000

[10] Flood Zone: Zone B

Community Panel Number: 4803340525B

Precinct: 1

Certification of Elevation Required: No

Setbacks: Front 25', Rear 20', Side 6', Side E.15', Corner '

Special Conditions: **MUST COMPLY WITH ALL COUNTY
SETBACKS & REGULATIONS**

Description: Permit 1-12845

Price: \$200.00

Total Amount.....\$200.00

Method of Payment: Credit Card

Check/M.O.#:

Payment: \$200.00

Change Due: \$0.00

Application: sonia.diaz

Inspector: gilbert.pecina

Receipt: sonia.diaz

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

07-08-26

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.

ASSUMPTION WARRANTY DEED

Conforms to State Bar of Texas Form

Date: March 20, 2025

Grantor: JUAN ANTONIO MORALES AND WIFE, ESPERANZA TRONCOSO DE MORALES

Grantor's Mailing Address (including county): P.O. Box 1701
Hidalgo, Hidalgo County, Texas 78557

Grantee: JUAN ANTONIO MORALES, JR. AND WIFE, BRENDA E. MORALES

Grantee's Mailing Address (including county): P.O. Box 1701
Hidalgo, Hidalgo County, Texas 78557

Consideration: Grantee's assumption of the unpaid principal and earned interest on the note in the original principal sum of \$62,400.00 dated June 18, 2015, executed by JUAN ANTONIO MORALES, JR. AND WIFE, BRENDA E. MORALES and payable to the order of DURANGO DEVELOPMENT, INC., and secured by a Deed of Trust of even date therewith recorded in the Office of the County Clerk of Hidalgo County, Texas as Document No. 2623217. Said lien was assumed by Juan Antonio Morales and wife, Esperanza Troncoso De Morales by Assumption Warranty Deed dated February 1, 2018 and recorded under Document No. 2892557. Grantee agrees to indemnify and hold Grantor harmless from payment of the note and from performance of Grantor's obligations specified in the instruments securing payment of the note. As further consideration Grantee promises to keep and perform all of the covenants and obligations of the grantor named in that deed of trust and to indemnify Grantor against any damages caused by Grantee's breach of its obligations under this assumption.

Property (including any improvements): ALL OF GRANTOR'S INTEREST IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

Lot 25, RANCHITOS DE PROGRESO SUBDIVISION, PHASE 1, Hidalgo County, Texas, as per Map or Plat recorded in Volume 46, Page 159, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from and Exceptions to Conveyance and Warranty:

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

All terms, conditions, limitations, covenants, assessment liens, easements, rights-of-way, restrictions and leases of record; all visible easements, all prescriptive easements, whether of record or not; all presently recorded instruments, other than liens and conveyances that affect the property.

Grantor, for the consideration 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 warranty.

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

JUAN ANTONIO MORALES

Esperanza Troncoso de Morales
 ESPERANZA TRONCOSO DE MORALES

Grantee hereby accepts the foregoing Assumption Warranty Deed and consents to its form and substance and the assumption by Grantee of the obligations and observance of the covenants and conditions under the Documents.

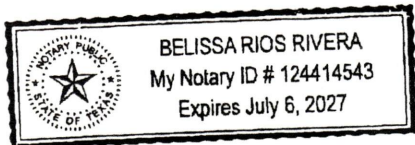
JUAN ANTONIO MORALES, JR.

Brenda E. Morales
 BRENDA E. MORALES

ACKNOWLEDGMENTS

State of TEXAS
 County of HIDALGO

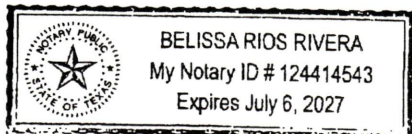
This instrument was acknowledged before me on the 21 day of March, 2025, by Juan Antonio Morales and wife, Esperanza Troncoso De Morales.

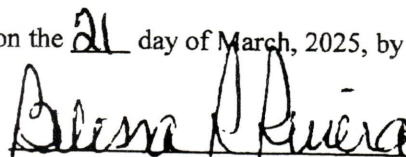


Belissa Rios Rivera
 Notary Public, State of TEXAS

State of TEXAS
County of HIDALGO

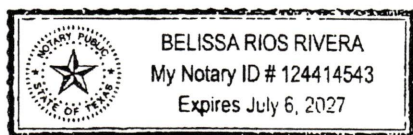
This instrument was acknowledged before me on the 21 day of March, 2025, by Juan Antonio Morales, Jr.

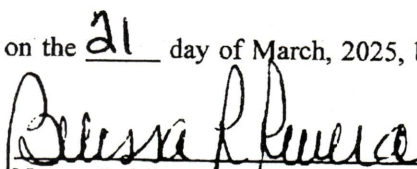



Notary Public, State of TEXAS

State of TEXAS
County of HIDALGO

This instrument was acknowledged before me on the 21 day of March, 2025, by Brenda E. Morales.




Notary Public, State of TEXAS

AFTER RECORDING RETURN TO:
Juan Antonio Morales, Jr.
Brenda E. Morales
P.O. Box 1701
Hidalgo, Texas 78557

PREPARED BY:
THE LAW OFFICE OF MICHAEL J. DALEY, PLLC
1801 S. 2ND ST., SUITE 370
MCALLEN, TEXAS 78503

SUBMITTAL DATE	FOR APPROVAL BY C.COURT ON APPLICANT	LEGAL DESCRIPTION	LOT	BLOCK	PERMIT#	REQUEST	ROUTING STAFF	RETURNED DATE BY C.COURT	RECEIVED BY STAFF
8/19/2026	9/01/2026	EVERGREEN VALLEY EST.2	140		4-10924	WATER	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: 4-10924

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Name: Jose A. Espinoza

Address: 913 E Sprague St.
Edinburg TX
78539

Phone: 956 961 99 98

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	/ /	<u>8/17/26</u>

Water Supplier: North Alamo Water

Utility Provider: ☐ M.V.E.C. ☒ AEP

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

regarding the land described as:

15302 E Davis Rd Edinburg TX. Evergreen Valley estates ph.2 Lot #140

on September 01, 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;
- yes A plat has been reviewed and approved by the Commissioners Court;
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;
- no an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable;
- 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;
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(Date approved 03/15/2005);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

Planning Department Authorized Signature

Richard F. Carter
Hidalgo County Judge

Date

ATTEST: [Signature]
Hidalgo County Clerk

9/1/26
SEP 03 2026

Date

APPROVED BY
COMMISSIONERS COURT
ON: 9/1/26 BMS
AI-104502



PLANNING DEPARTMENT

Rev. 12-21-23

County of Hidalgo

Main Office
2818 S. Business Hwy
281
Edinburg, Texas 78539
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2401 N. Moorefield Rd.
Mission, TX 78572
956-205-7045

Precinct 1 2 3 4

Anthony Uresti
Director of Planning

Application No: 4-10924

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

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

PARTY MAKING REQUEST:

Name: Jose A. Espinoza
Address: 913 E Sprague St.
Edinburg TX 78539
Phone: 956 961 99 98

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

15302 E Davis Rd Edinburg TX 78542
Evergreen Valley estates ph 2 Lot 140

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Jose A Espinoza
Requesting Party (Signature)

08/17/26
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:

08/18/24
Date

[Signature]
County Official

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

Permit No.: Permit 4-10924

Receipt No.: 047453

E8250-02-000-0140-00

ESPINOZA JOSE A.
15302 E DAVIS RD
EDINBURG, TX 78542
(956) 961-9998
(956) 961-9998

- [1] Contractor: SELF
[2] Water System: North Alamo WSC
[3] Class of Work: 25 Residential, new, Single Family Dwelling
[4] Size of Structure: 2122Sq.Ft.
[5] Legal Description: EVERGREEN VALLEY ESTATES PH 2 LOT
140
[6] Location: DAVIS RD & VAL VERDE RD
[7] Sewage: N/A
[8] Construction Type: Wood
[9] Est. Cost of Construction: \$130000
[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 4-10924

Price: \$200.00

Total Amount.....\$200.00

Method of Payment: Credit Card

Check/M.O.#:

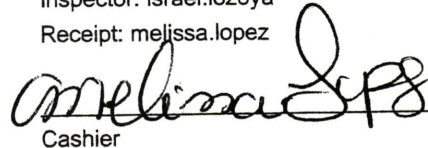
Payment: \$200

Change Due: \$0.00

Application: melissa.lopez

Inspector: israel.lozoya

Receipt: melissa.lopez


Cashier6/12/26
Date

[NOTICE]

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Jose A Espinoza
Signature of Owner or Applicant

06-12-26
Date

Charge to: VLTC

GF# 142236-7h

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WARRANTY DEED WITH VENDOR'S LIEN

STATE OF TEXAS §
COUNTY OF HIDALGO §

KNOW ALL MEN BY THESE PRESENTS:

THAT ANGEL TOVAR and SANDRA ELIZABETH TOVAR, hereinafter called (whether one or more, "GRANTOR"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash and other good and valuable consideration to GRANTOR in hand paid by JOSE A. ESPINOZA, whose mailing address is 913 EAST SPRAGUE STREET, EDINBURG, TEXAS 78539, hereinafter called ("GRANTEE"), the receipt and sufficiency of which are hereby acknowledged, and the further consideration of a sum paid to GRANTOR by PLAINSCAPITAL BANK, hereinafter called ("BENEFICIARY"), at the special instance and request of GRANTEE, the receipt and sufficiency of which sum, being in the amount specified in that certain Deed of Trust referenced below, is hereby acknowledged and confessed; and as evidence of such advancement, GRANTEE has executed GRANTEE'S note of approximate date herewith for such amounts payable to the order of BENEFICIARY, said note payable as provided therein and bearing interest at the rate specified therein; and the payment of said note is secured by a vendor's lien reserved herein and is additionally secured by a Deed of Trust of even date with said note, executed by GRANTEE to BRENT RAINDL ("TRUSTEE"), for the benefit of PLAINSCAPITAL BANK, reference to which Deed of Trust is hereby made for all purposes; and in consideration of the payment by BENEFICIARY of the sum specified in said Deed of Trust, GRANTOR hereby transfers, sets over, assigns, and conveys unto BENEFICIARY and their assigns a vendor's lien and superior title retained and reserved herein against the property and premises conveyed herein in the same manner and to the same extent as if said note had been executed in GRANTOR'S favor and assigned by GRANTOR to BENEFICIARY without recourse; and GRANTOR has BARGAINED, GRANTED, SOLD, and CONVEYED, and by these presents does BARGAIN, GRANT, and CONVEY unto GRANTEE, the following property, to-wit:

ALL OF LOT 140, EVERGREEN VALLEY ESTATES PHASE II, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 47, PAGES 85-97, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantees, their heirs, legal representatives, successors and assigns forever, and Grantor does hereby bind itself and its successors and assigns to warrant and forever defend all and singular the Property unto Grantees, their heirs, legal representatives, successors and assigns against every person whosoever lawfully claiming, or to claim the same, or any part thereof.

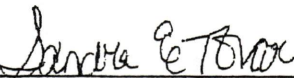
Taxes of every nature for the current year have been prorated and are assumed by GRANTEE. This conveyance is made subject to, all and singular, the restrictions, mineral reservations, royalties, conditions, easements, and covenants, if any, applicable to and enforceable against the above-described property as reflected by the records of the County Clerk of the aforesaid County.

But it is expressly agreed and stipulated that the vendor's lien and superior title are retained in favor of the payee in said note against the above-described property, premises, and improvements until said note and all interest thereon is fully paid according to the face, tenor, effect, and reading thereof, when this deed shall become absolute.

When this deed is executed by more than one person, or when GRANTOR or GRANTEE is more than one person, the instrument shall read as though pertinent verbs and pronouns were changed to correspond; and when executed by or to a corporation, the words "heirs, executors, and administrators" or "heirs and assigns" shall be construed to mean "successors and assigns."

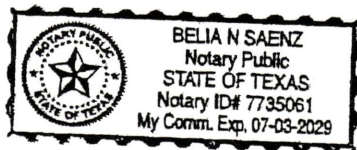
EXECUTED TO BE EFFECTIVE APRIL 24, 2026.


ANGEL TOVAR


SANDRA ELIZABETH TOVAR

STATE OF TEXAS §
COUNTY OF HIDALGO §

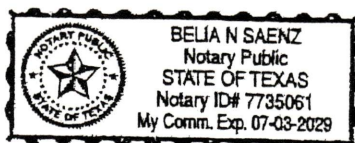
This instrument was acknowledged before me on the 25th day of April, 2026, by ANGEL TOVAR.

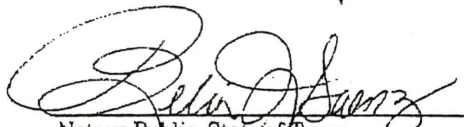



Notary Public, State of Texas

STATE OF TEXAS §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 25th day of April, 2026, by SANDRA ELIZABETH TOVAR.




Notary Public, State of Texas

SEPTEMBER 2025

SUBMITTAL FOR APPROVAL BY							ROUTING	RETURNED	RECEIVED BY
DATE	C.COURT ON						STAFF	DATE	STAFF
8/14/2026	APPLICANT 9/01/2026	LEGAL DESCRIPTION	LOT	BLOCK	PERMIT#	REQUEST	STAFF	BY C.COURT	
8/12/2026	JOSE MORIN	MORENO		5	4-11078	WATER	MC		
8/13/2026	GRACIELA CURIEL	EVERGREEN DEVELOPMENT		67	4-10339	UTILITIES	MC		



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

RECEIVED
By: [Signature]
Rev. 12-21-23

AUG 2 2026

Hidalgo County
Planning Dept.

Anthony Uresti
Director of Planning

Application No: 4-11078

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Name: Jose Morin

Address: 15021 N.
Deport Rd
Edinburg Tx 78539

Phone: 956-240-1365

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

Water Supplier: Shary water Supply

Utility Provider: ☒ M.V.E.C. ☐ AEP

Account/ESI No.: N/A

☒ Temporary Pole ☐ Permanent Service

regarding the land described as:

Morino Lot 5

on Sept. 1, 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;
- yes A plat has been reviewed and approved by the Commissioners Court;
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;
- no an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable;
- 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;
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(Date approved 11/16/21);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date

APPROVED BY

COMMISSIONERS COURT

ON: 9/1/26 BMS

AI-104502

ATTEST:

Hidalgo County Clerk

Date

SEP 03 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: 4-11078

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

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

PARTY MAKING REQUEST:

Name: Jose Morin

Address: 15021 N Depot Rd
Edinburg Tx 78539

Phone: 956-240-1365

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

Moreno Lot 5

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Jose Morin
Requesting Party (Signature)

7-22-2026
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- ☒ Deed
☐ Executory Contract
☐ Lease
☐ Rent Receipt
☐ Affidavit
☐ Other (describe) DNT

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

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

08/14/26
Date

[Signature]
County Official



Chapter 232, Texas Local Government Code

7/22/2026 1:28:37 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	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 4-11078
Receipt No.: 048119
M6415-00-000-0005-00

MORIN JOSE & ANGELICA MORIN

15021 N DEPOT RD

EDINBURG, TX 78541

(956) 240-1361

(956) 240-1361

[1] Contractor: SELF

[2] Water System: Sharyland WSC

[3] Class of Work: 25 Residential, new, Single Family Dwelling

[4] Size of Structure: 3861Sq.Ft.

[5] Legal Description: MORENO LOT 5

[6] Location: DEPOT RD. & W ROGERS RD.

[7] Sewage: N/A

[8] Construction Type: Block

[9] Est. Cost of Construction: \$280000

[10] Flood Zone: Zone X

Community Panel Number: 4803340325D

Precinct: 4

Certification of Elevation Required: No

Setbacks: Front 60', Rear 15', Side 6', Side 6', Corner '

Special Conditions: MUST COMPLY WITH ALL REGULATIONS & RULES SET BY HIDALGO COUNTY PLANNING DEPARTMENT

Description: Permit 4-11078

Price: \$200.00

Total Amount.....\$200.00

Method of Payment: Check

Check/M.O.#: 1364

Payment: \$200.00

Change Due: \$0.00

Application: elizabeth.lopez

Inspector: anitra.champion

Receipt: elizabeth.lopez

Cashier

7/22/26
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

7-22-2026
Date

General Warranty Deed

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

Date: August 27, 2025

Grantor: VICTORIA GONZALEZ ESPINO, joined herein pro forma by her husband,
JESUS ESPINO GARZA

Grantor's Mailing Address: 9551 N. Moorefield Rd.
Edinburg, Texas 78539
Hidalgo County

Grantee: JOSE MORIN and wife, ANGELICA MORIN

Grantee's Mailing Address: 15021 N. Depot Rd.
Edinburg, Texas 78541
Hidalgo County

Consideration: TEN AND NO/100THS DOLLARS (\$10.00) Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged

Property (including any improvements):
Lot 5, of MORENO SUBDIVISION, an Addition to the City of Edinburg, Hidalgo County, Texas, according to the Plat or Map thereof recorded in Volume 38, Page 164, Map Records of Hidalgo County, Texas.

Reservations from Conveyance:
Subject To:

None

Exceptions to Conveyance and Warranty:
Subject To:

Restrictions as shown in the map as recorded in Volume 38, Page 164, Map Records, Hidalgo County, Texas.

Right of way easement granted to Hidalgo County, by Encarnacion Aguinaga and wife, Carmen Aguinaga, dated September 23, 1975, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 1457, Page 666, Deed Records, Hidalgo County, Texas.

Right of way easement granted to Sharyland Water Supply Corporation, by Encarnacion Aguinaga and wife, Carmen Aguinaga, dated July 25, 1979, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 1634, Page 234, Deed Records, Hidalgo County, Texas.

Right of way easement granted to Sharyland Water Supply Corporation, by Encarnacion Aguinaga and wife, Carmen Aguinaga, dated April 10, 1980, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 1669, Page 7, Deed Records, Hidalgo County, Texas.

Conveyance of Water Rights dated October 29, 2000, from Ignacio Moreno and wife, Esperanza Moreno, to the City of McAllen filed for record in the Office of the County Clerk of Hidalgo County, Texas, on December 29, 2000, under Clerk's File No. 931782.

Water Service Agreement between Sharyland Water Supply Corporation and Ignacio Moreno and wife, Esperanza Moreno, dated August 29, 2001, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on September 7, 2001, under Clerk's File Nos. 1005895 and 1005896.

Easements and Conditions as shown on the Map or Plat thereof, filed for record in Volume 38, Page 164, Map Records of Hidalgo County, Texas.

Easements, rights, rules and regulations in favor of Hidalgo County Irrigation District No. 1.

Easements or claims of easements which are not a part of the public record.

Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from H. L. Cross, Lazaro Hinojosa, Jr. and Robert L. Schwarz, Co-Trustees of the J. T. Cross Family Trust, dated December 13, 1977 to TXO Production Corp., dated April 2, 1983, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 429, Page 555, Oil and Gas Lease Records of Hidalgo County, Texas.

Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from La Verne Cross, Lazaro Hinojosa, Jr. and Robert L. Schwarz, Co-Trustees of the La Verne Cross Family Trust, dated December 23, 1977 to TXO Production Corp., dated April 27, 1983, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 429, Page 560, Oil and Gas Lease Records of Hidalgo County, Texas.

Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from Joy G. Luitien as Independent Executrix and Testamentary Trustee under the Will of Mike E. George, deceased and Joy G. Luitjen, as Agent and Attorney in fact for Letha K. George, a widow, to TXO Production Corp., dated April 25, 1983, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 1862, Page 900, Oil and Gas Lease Records of Hidalgo County, Texas.

Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from Georgia Moffitt, widow of H.F. Moffitt, deceased, James M. Moffitt, individually and as Testamentary Trusee under the Will of H. F. Moffitt, deceased, and N. Buescher, Jr., Independent Executor and Testamentary Trustee under the Will of Nancy M. Buescher, deceased, to TXO Production Corp., dated July 28, 1983, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 1883, Page 772, Oil and Gas Lease Records of Hidalgo County, Texas.

All oil, gas, and other minerals reserved in Deeds recorded in Volume 576, Page 625, and Volume 654, Page 211, both in Deed Records of Hidalgo County, Texas, and filed for record in the Office of the County Clerk of Hidalgo County, Texas, on January 6, 2004, under Clerk's File No. 1282945.

Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.

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.

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


VICTORIA GONZALEZ ESPINO,

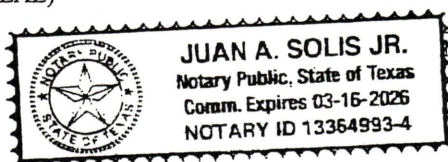

JESUS ESPINO GARZA

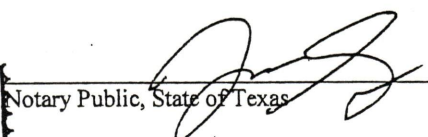
(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 27 day of August, 2025, by
VICTORIA GONZALEZ ESPINO.

(SEAL)



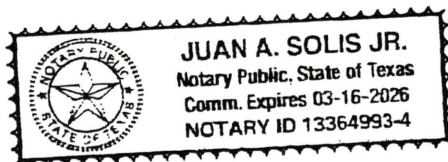

Notary Public, State of Texas

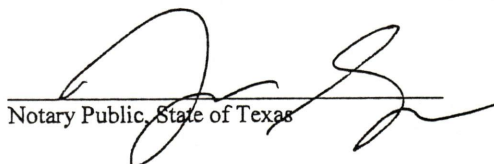
(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 27 day of August, 2025, by
JESUS ESPINO GARZA.

(SEAL)




Notary Public, State of Texas

AFTER RECORDING RETURN TO:
JOSE MORIN and ANGELICA MORIN
15021 N. Depot Rd.
Edinburg, Texas 78541

PREPARED IN THE LAW OFFICE OF:
JOHN ROBERT KING
3409 N. 10th, Suite 100
McAllen, Texas 78501
File No.: GF#3204958;RO/ab



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: 4-10339

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:

David E Graciel Carril

Address:

2021420
Uresti Rd
Edinburg

Phone:

956-429-9554

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

Water Supplier:

North Alamo Water

Utility Provider:

☒ M.V.E.C. ☐ AEP

Account/ESI No.:

1000170863

☐ Temporary Pole

☐ Permanent Service

regarding the land described as:

Evergreen
Development Company
Lot 67

on September 01, 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;
- yes A plat has been reviewed and approved by the Commissioners Court;
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;
- no an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable;
- 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;
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(Date approved 03/11/90);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date

APPROVED BY
COMMISSIONERS COURT
ON: 9/1/26 BMS
AI-104502

ATTEST:

Hidalgo County Clerk

9/1/26
Date

SEP 03 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

Precinct 1 2 3 4

Anthony Uresti
Director of Planning

Application No: 4-10339

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: Graciele T. Carriel

Address: 21420 Uresti Bl
Edinburg 1

Phone: 956-429-9554

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

Emergreen Development Company
lot 67

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Graciele T. Carriel
Requesting Party (Signature)

8/13/2024
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:

08/14/2024
Date

[Signature]
County Official



Chapter 232, Texas Local Government Code

12/30/2025 2:08:48 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	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 4-10339

Receipt No.: 044252

E8103-00-000-0067-00

TERRAZAS GRACIELA CURIEL & DAVID CURIEL MENDEZ

308 SILVIA CT

SAN JUAN, TX 78589

(956) 429-9554

(956) 429-9554

[1] Contractor: SELF

[2] Water System: North Alamo WSC

[3] Class of Work: 25 Residential, new, Single Family Dwelling

[4] Size of Structure: 1900Sq.Ft.

[5] Legal Description: EVERGREEN DEVELOPMENT CO LOT 67

[6] Location: MONTE CRISTO RD & URESTI RD

[7] Sewage: N/A

[8] Construction Type: Brick

[9] Est. Cost of Construction: \$130000

[10] Flood Zone: Zone AE

Community Panel Number: 4803340325D

Precinct: 4

Certification of Elevation Required: Yes

Setbacks: Front 45', Rear 100', Side 7', Side 7', Corner '

Special Conditions: MUST COMPLY WITH ALL SETBACKS AND
REGULATIONS REQUIRED BY THE HCPD

Description: Permit 4-10339

Price: \$200.00

Description: Flood Zone Area

Price: \$200.00

Total Amount.....\$400.00

Method of Payment: Credit Card

Check/M.O.#:

Payment: \$400.00

Change Due: \$0.00

Application: anitra.champion

Inspector: israel.lozoya

Receipt: anitra.champion

anitra champion
Cashier

12/30/25
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.

Graciela Curiel
Signature of Owner or Applicant

12/30/2025
Date

CHARGE San Jacinto Title Services-McAllen
 GF# 943448202 Closer Rnd

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.

General Warranty Deed

Date: APRIL 8, 2024

Grantor: PEARL REALTY GROUP, LLC

Grantor's Mailing Address: 2701 W GALE AVE
 HARLINGEN TEXAS 78550
 CAMERON COUNTY

Grantee: GRACIELA TERRAZAS CUIEL and DAVID CUIEL MENDEZ

Grantee's Mailing Address: 308 SYLVIA CIRCLE
 SAN JUAN TEXAS 78589
 HIDALGO COUNTY

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration.

Property (including any improvements):

Lot Sixty Seven (67), EVERGREEN DEVELOPMENT COMPANY SUBDIVISION, Hidalgo County, Texas, as per map or plat recorded in Volume 31, Page 9, Map Records, 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 Document No. 544035 and Volume 31, Page 9, Map Records, Hidalgo County, Texas.
- b. Standby fees, taxes and assessments by any taxing authority for the year 2024 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 Irrigation District, pursuant to applicable sections of the Texas Water Code.
- d. Easements, building setbacks and reservations as shown according to the map or plat thereof recorded in Volume 31, Page 9, Map Records, Hidalgo County, Texas.
- e. Easement in favor of Willacy County Water Control and Improvement District No. One dated October 20, 1938, recorded in Volume 449, Page 371, Deed Records, Hidalgo County, Texas.
- f. Contract dated June 30, 1946, executed by and between Willacy County Water Control and Improvement District No. 1 and Rollo E. Harding, et.al., recorded in Volume 616, Page 1, Deed Records of Hidalgo County, Texas.
- g. Right of Way Easement dated February 15, 1955, in favor of County of Hidalgo, recorded in Volume 820, Page 289, Deed Records, Hidalgo County, Texas.
- h. Term, provision, and stipulations contained in Agreement of Lease in favor of Rio Grande Valley Gas dated August 26, 1960, recorded in Volume 994, Page 304, Deed Records, Hidalgo County, Texas.
- i. Highway Right of Way Easement dated May 5, 1976, in favor of County of Hidalgo, recorded in Volume 1483, Page 653, Deed Records, Hidalgo County, Texas.
- j. Right of Way Easement in favor of North Alamo Water Supply Corporation dated December, 1994, recorded under Document No. 424662, Official Records, Hidalgo County, Texas.

- k. Easement in favor of Delta Lake Irrigation District dated September 11, 1995, recorded under Document No. 477462, Official Records, Hidalgo County, Texas.
- l. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated March 9, 1943, executed by Rio Farms, Inc. to McCollum Oil Company, recorded in Volume 48, Page 466, Oil and Gas Records, Hidalgo County, Texas and unitized on September 10, 1952, recorded in Volume 133, Page 3, Oil and Gas Lease Records, Hidalgo County, Texas.
- m. Interest in and to all coal, lignite, oil, gas, and other minerals, and all rights incident thereto, contained in instrument dated September 10, 1927, recorded in Volume 265, Page 392, dated April 19, 1929, recorded in Volume 302, Page 62, dated April 24, 1936, recorded in Volume 417, Page 74, dated December 26, 1944, recorded in Volume 548, Page 283 and dated December 26, 1944, recorded in Volume 551, Page 27, Deed Records, Hidalgo County, Texas.
- n. Coal, lignite, oil, gas or other mineral interest(s), together with rights incident thereto, contained in instrument dated August 21, 1980, executed by Dorothy Jean Harding Parr and husband, Robert W. Parr to N. V. Meinrad Corporation, A Netherland Antilles Corporation, recorded in Volume 1687, Page 477, Deed Records, Hidalgo County, Texas, which document contains the following language "SAVE AND EXCEPT all oil, gas and other minerals".
- o. 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.
- p. There may be leases, grants, exceptions or reservations of mineral interest that are not listed, the entire mineral estate having been reserved unto predecessors in title, and subject to any valid oil and gas leases affecting the above described property.
- q. Building, Zoning, Platting and/or Regulatory Laws and/or Ordinances of any Municipal and/or other Governmental Authority.

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.

As a material part of the Consideration for this deed, Grantor and Grantee agree that Grantee is taking the Property "AS IS". Grantee is taking the property in an Arm's-Length agreement between the parties. The Consideration was bargained on the basis of an "AS IS, WHERE IS" transaction and reflects the agreement of the parties that there are no representations or express or implied warranties, except those contained in the Purchase Contract, this Deed, and the other closing documents. Grantee has not relied on any information other than Grantee's inspection and the representations and warranties expressly contained in the Purchase Contract, this Deed, and the other closing documents.

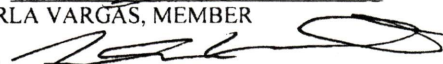
GRACIELA TERRAZAS CUIEL and DAVID CUIEL MENDEZ, Grantee, accepts the deed and consents to its form and substance. Grantee acknowledges that the terms of the deed conform with Grantee's intent and that they will control in the event of any conflict with the contract Grantee signed regarding the Property described in the deed.

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

Grantor:

PEARL REALTY GROUP, LLC

BY: 
PERLA VARGAS, MEMBER

BY: 
FABIAN CASTRO, MEMBER

Agreed and Accepted by Grantee:

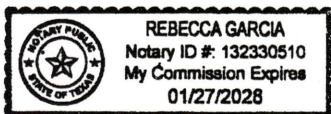

GRACIELA TERRAZAS CUIEL


DAVID CUIEL MENDEZ

ACKNOWLEDGMENTS

STATE OF TEXAS §
 COUNTY OF HIDALGO §

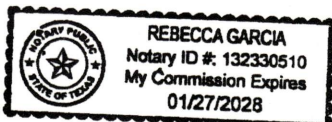
This instrument was acknowledged before me on the 9 day of April, 2024, by PERLA VARGAS, MEMBER of PEARL REALTY GROUP, LLC, TEXAS limited liability company on behalf of said company.



Rebecca Garcia
 NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS §
 COUNTY OF HIDALGO §

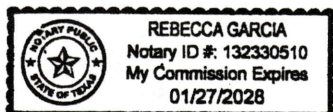
This instrument was acknowledged before me on the 9 day of April, 2024, by FABIAN CASTRO, MEMBER of PEARL REALTY GROUP, LLC, TEXAS limited liability company on behalf of said company.



Rebecca Garcia
 NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS §
 COUNTY OF HIDALGO §

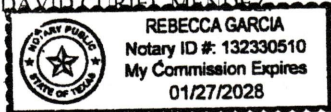
This instrument was acknowledged before me on the 9 day of April, 2024, by GRACIELA TERRAZAS CURIEL.



Rebecca Garcia
 NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS §
 COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 9 day of April, 2024, by DAVID CURIEL MENDEZ.



Rebecca Garcia
 NOTARY PUBLIC, STATE OF TEXAS

PREPARED BY:
 SLUSHER & ASSOCIATES, PLLC
 4900 N. 10TH STE, E-2
 McALLEN, TEXAS 78504
 GF# 242448262

AFTER RECORDING, RETURN TO:
 GRACIELA TERRAZAS CURIEL and DAVID CURIEL MENDEZ
 308 SYLVIA CIRCLE
 SAN JUAN TEXAS 78589