

Sample brief: Mile 9 North Meadows, Mercedes

Hidalgo County Appraisal District data export of Aug 4, 2026; deeds dated through Aug 3, 2026. Window Oct 1, 2022 to Aug 3, 2026. Generated Oct 20, 2026. Owners are withheld on the public sample. Not an official record.

What the records show

The study area is the District's subdivision MILE 9 NORTH MEADOWS: 123 accounts in the export, 118 with a parcel shape. 5 carry no deed on file, all of them improvement-only accounts by their legal description (none with a parcel shape).

118 PARCELS DEEDED latest deed dated in the window	109 INSTRUMENTS distinct deed numbers	111 EXCL. BULK minus instruments of 5+ parcels
--	---	--

1 bulk instrument: 3412647, dated 2023-01-13, 7 of its 7 parcels in this area. All 118 accounts with a parcel shape carry a counted deed.

By month, parcels deeded

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YEAR
2022										3	16	8	27
2023	11	6	9	6	4	2	1	1	0	1	3	2	46
2024	0	2	1	0	2	2	4	0	2	0	1	3	17
2025	0	1	6	2	1	1	0	0	4	0	3	1	19
2026	2	0	0	3	1	0	3	0					9

Cell color is the deed month on the window's scale, oldest to newest, as on the map. Shaded cells are outside the window.

By year

YEAR	PARCELS DEEDED	INSTRUMENTS	EXCL. BULK
2022 (from Oct 1)	27	27	27
2023	46	39	39
2024	17	16	17
2025	19	18	19
2026 (to Aug 3)	9	9	9
All	118	109	111

Instruments, newest first

DEED DATE	INSTRUMENT	DEED TYPE	PARCELS HERE	IN THE FILE
2026-07-09	3768468	TRD	1	1
2026-07-09	3768466	TRD	1	1
2026-07-08	3767979	WD	1	1
2026-05-01	3748340	SVD	1	1

DEED DATE	INSTRUMENT	DEED TYPE	PARCELS HERE	IN THE FILE
2026-04-08	3743465	GFD	1	1
2026-04-07	3740789	TRD	1	1
2026-04-07	3740788	TRD	1	1
2026-01-23	3719588	GFD	1	1
2026-01-05	3715110	GVL	1	1
2025-12-19	3710855	WDV	1	1
2025-11-20	3702981	WD	1	1
2025-11-13	3706183	AWD	2	2 2 to 4 parcels
2025-09-29	3686951	WDV	1	1
2025-09-19	3684869	WDV	1	1
2025-09-15	3685850	AWD	1	1
2025-09-02	3684009	SVD	1	1
2025-06-24	3670012	AWD	1	1
2025-05-30	3658943	SVD	1	1
2025-04-11	3644145	SVD	1	1
2025-04-10	3644142	SVD	1	1
2025-03-31	3637690	SVD	1	1
2025-03-24	3637528	SVD	1	1
2025-03-19	3638609	WD	1	1
2025-03-19	3638608	WD	1	1
2025-03-14	3634463	SVD	1	1
2025-03-05	3629598	SVD	1	1
2025-02-14	3622600	WD	1	1
2024-12-27	3612343	SVD	1	1
2024-12-05	3604051	WD	1	1
2024-12-04	3607086	SVD	1	1
2024-11-15	3599375	WD	1	1
2024-09-06	3578902	SVD	1	1
2024-09-04	3578073	WDV	1	1
2024-07-03	3561534	SVD	1	1
2024-07-03	3561532	SVD	2	2 2 to 4 parcels
2024-07-03	3561528	SVD	1	1
2024-06-18	3557192	SVD	1	1
2024-06-18	3557169	SVD	1	1
2024-05-23	3550726	SVD	1	1

DEED DATE	INSTRUMENT	DEED TYPE	PARCELS HERE	IN THE FILE
2024-05-23	3550722	SVD	1	1
2024-03-28	3534923	SVD	1	1
2024-02-12	3523824	SVD	1	1
2024-02-06	3519985	WDV	1	1
2023-12-19	3507885	WD	1	1
2023-12-13	3511095	SVD	1	1
2023-11-07	3498030	SVD	1	1
2023-11-07	3498027	SVD	1	1
2023-11-02	3496894	SVD	1	1
2023-10-05	3489225	SVD	1	1
2023-08-22	3476437	SVD	1	1
2023-07-13	3467512	SVD	1	1
2023-06-16	3457184	SVD	1	1
2023-06-09	3457178	SVD	1	1
2023-05-19	3449431	SVD	1	1
2023-05-19	3449410	SVD	1	1
2023-05-19	3449397	SVD	1	1
2023-05-04	3449443	SVD	1	1
2023-04-18	3439701	SVD	1	1
2023-04-18	3439696	SVD	1	1
2023-04-18	3439689	SVD	1	1
2023-04-06	3436897	SVD	1	1
2023-04-06	3436890	SVD	1	1
2023-04-05	3439669	SVD	1	1
2023-03-16	3430655	SVD	1	1
2023-03-16	3430653	SVD	1	1
2023-03-08	3428210	WD	1	1
2023-03-03	3426630	SVD	1	1
2023-03-03	3426628	SVD	1	1
2023-03-03	3426626	SVD	2	2 2 to 4 parcels
2023-03-03	3426624	SVD	1	1
2023-03-01	3425921	WD	1	1
2023-02-14	3421499	SVD	1	1
2023-02-14	3421491	SVD	1	1
2023-02-09	3420243	SVD	1	1

DEED DATE	INSTRUMENT	DEED TYPE	PARCELS HERE	IN THE FILE
2023-02-09	3420228	SVD	1	1
2023-02-02	3418310	SVD	1	1
2023-02-02	3418303	SVD	1	1
2023-01-27	3418295	SVD	1	1
2023-01-13	3412771	SVD	1	1
2023-01-13	3412671	SVD	1	1
2023-01-13	3412649	SVD	1	1
2023-01-13	3412647	SVD	7	7 Bulk
2022-12-30	3409108	WD	1	1
2022-12-22	3407844	SVD	1	1
2022-12-22	3407842	SVD	1	1
2022-12-16	3405942	SWD	1	1
2022-12-16	3405930	SVD	1	1
2022-12-12	3404231	SVD	1	1
2022-12-12	3404210	SVD	1	1
2022-12-09	3405932	SVD	1	1
2022-11-30	3404222	SVD	1	1
2022-11-29	3401173	SVD	1	1
2022-11-29	3401168	SVD	1	1
2022-11-29	3401160	SVD	1	1
2022-11-29	3400929	WD	1	1
2022-11-28	3401175	SVD	1	1
2022-11-14	3397301	SVD	1	1
2022-11-14	3397246	SVD	1	1
2022-11-14	3397244	SVD	1	1
2022-11-03	3394882	SVD	1	1
2022-11-03	3394878	SVD	1	1
2022-11-03	3394876	SVD	1	1
2022-11-03	3394873	SVD	1	1
2022-11-03	3394861	SVD	1	1
2022-11-03	3394841	SVD	1	1
2022-11-03	3394833	WDV	1	1
2022-10-18	3389942	SWD	1	1
2022-10-18	3389933	SVD	1	1
2022-10-18	3389926	SVD	1	1

Parcels here: parcels of the study area on the instrument. In the file: parcels the District file lists on it in any area. Owners are withheld; the instrument's record is at the County Clerk.

What the records do not establish

- **Prices.** The file has no price field, and Texas deeds do not state consideration. The District's market and appraised values are appraisals, not sale prices.
- **Who sold to whom.** The District file carries the current owner, not the grantor; neither is in this brief. Grantors, grantees, lenders and deeds of trust are County Clerk records.
- **Earlier sales of the same lot.** Each District keeps a parcel's latest deed only, so a lot sold more than once appears once, at the later date. The counts understate conveyances, most for the oldest months.
- **Whether a deed is a sale.** Deed types are mixed (as recorded, parcels per type: SVD 87, WD 12, WDV 6, TRD 4, AWD 4, GFD 2, SWD 2, GVL 1). An instrument of five or more parcels is set apart as bulk; that does not say whether it is a builder purchase, a transfer between affiliates or a sale to an end buyer.
- **The deed date's exact meaning.** It is the District's deed date field; the District says it varies by account type and is usually within a few days of recording. This District's file carries no recording date.
- **Anything after Aug 3, 2026.** Later deeds reach the counts with a later District export.

Questions worth resolving

1. How many lots does the recorded plat show? The District file maps 118 parcels in the subdivision.
2. Instrument 3412647 (7 parcels, dated 2023-01-13): who are grantor and grantee, and do those lots count as sales for your purpose? The parcels deeded and excl. bulk counts bracket the answer.
3. 5 accounts with no deed on file are improvement-only accounts: do they sit on lots already counted?
4. How many lots resold after their first sale? Only the County Clerk's index shows the earlier deeds.
5. How far do the Clerk's recording dates sit from the District's deed dates for these instruments?

Counting notes

Parcels deeded: parcels in the study area whose latest deed is dated inside the window.

Instruments: distinct deed numbers among those parcels; one instrument can convey many lots. A deed number is the District's instrument key, else the instrument number as written, else the parcel on its own.

Excl. bulk: parcels deeded, minus those on an instrument that conveys five or more parcels. Bulk is judged on instrument keys only.

Deed date: the District's deed date field; the District says it varies by account type and is usually within a few days of recording.

Owners: withheld on the public sample. In the product, owners show as the District records them, and records the law marks confidential show as CONFIDENTIAL.

Prices: none; Texas deeds do not state consideration.

Source: Hidalgo County Appraisal District data export of Aug 4, 2026 (snapshot hidalgo-2026-08-04). Not an official record: the record of a deed is at the County Clerk.