

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS			
APPLICANT			APPLICATION NO.
1.	Blue Cactus Properties LLC	SOLEDAD GARDENS SUBDIVISION, LOTS 1-4	BLANKET COVER
2.	Buena Tierra Holdings, LLC	SAN MARTIN NO. 5 SUBDIVISION, LOTS 117-145	BLANKET COVER
3.	Adolfo Valadez	A VALADEZ SUBDIVISION #2, LOTS 1-5	BLANKET COVER
COMM. COURT: February 26, 2019			

# PLANNING DEPARTMENT

## County of Hidalgo



Main Office  
1304 South 25<sup>th</sup> Street  
Edinburg, Texas 78542  
956-318-2840  
956-318-2844

Precinct No.1 Substation  
1902 Joe Stephens Ave.  
Weslaco, TX 78596  
956-968-4734  
956-973-7850

Precinct No.3 Substation  
2401 N. Moorefield Rd.  
Mission, TX 78572  
956-205-7045  
956-205-7049

*055# installed.*  
**Precinct 1 2 3 4**  
*DA*

**T.J. Arredondo, CFM**  
*Director of Planning*

Application No: \_\_\_\_\_

### 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:

*Blue Cactus Properties, LLC*  
Name: *Serge Henocque, Inc.*

<b>Approved by Environmental Health:</b>	<b>Temporary Service</b>	<b>Final Service</b>
<i>DA</i>	<i>DA</i>	<i>DA</i>
<b>Inspection/Permit No:</b>	<b>Authorized Signature</b>	<b>Authorized Signature</b>
<b>Date Approved:</b>	/ /	/ /

Address: *5111 N. 10<sup>th</sup> St. #188*  
*McAllen, TX 78504*

Water Supplier: *NAWSC*

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

Phone: *956-8171*

Account/ESI No.: *DA*  
[ ] Temporary Pole [ ] Permanent Service

regarding the land described as: *Sociedad Granderos lots 1-4*

on \_\_\_\_\_, 20\_\_\_\_, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

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

- yes* A plat has been prepared;
- yes* A plat has been reviewed and approved by the Commissioners Court; (Date approved *1-29-19*);
- 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 *Flores*);
- no* an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by *[Signature]*);
- yes* individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by *[Signature]*);
- yes* electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by *Flores*);

\_\_\_\_\_  
Planning Department Authorized Signature

\_\_\_\_\_  
Hidalgo County Judge

\_\_\_\_\_  
Date

ATTEST:

\_\_\_\_\_  
Hidalgo County Clerk

\_\_\_\_\_  
Date

# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

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956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: NA

### 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: Blue Cactus Properties, LLC  
Serge Henocque, General Manager

Address: 5111 N. 10th Street #188  
McAllen, Texas 78504

Phone: 956-624-8171

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

Soledad Gardens: A 9.00 acre tract of land being the south 9.00 acres of Farm Tract 2164,  
North Capisallo District Subdivision, Hidalgo County, Texas lot 1-4

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

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

[Signature]  
Requesting Party (Signature)

1/10/2019  
Date

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

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) copy of subd. plat

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

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

2-8-19  
Date

[Signature]  
County Official



### SUBDIVISION PLAT OF:

## SOLEIDAD GARDENS

A 9.80 ACRE TRACT OF LAND BEING THE SOUTH 9.00 ACRES OF FARM TRACT 2184, NORTH CARPANO DISTRICT SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OF MAP THEREOF RECORDED IN VOLUME 2, PAGES 7-20, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO GENERAL RECORDS, HIDALGO COUNTY, TEXAS, CLERK'S DOCUMENT NUMBER 2800383, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, METES AND BOUNDS

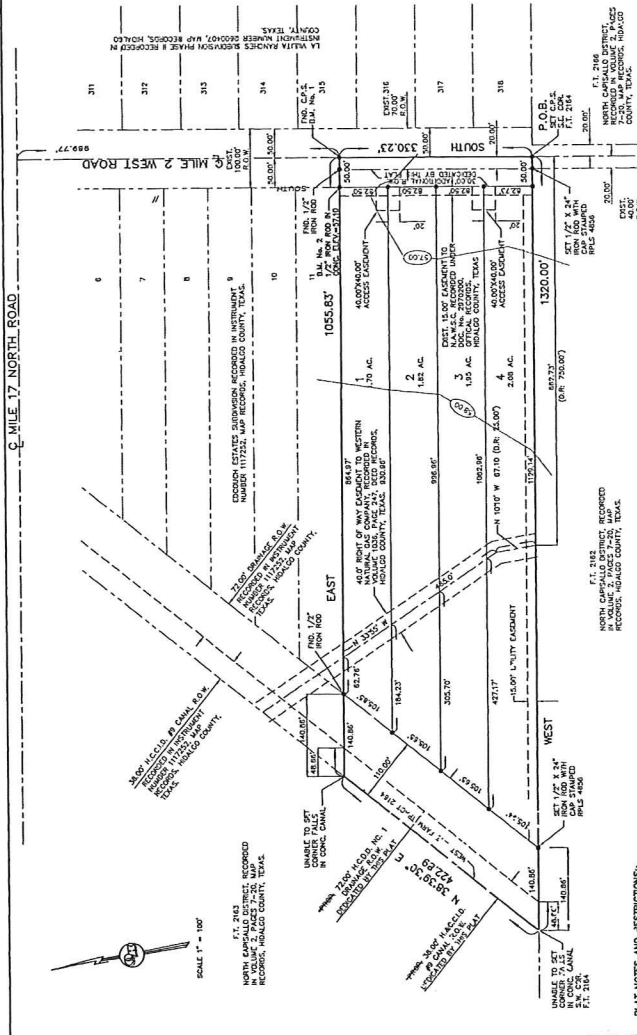
AS FOLLOWS: A 1.871 ACRES SINGLE SET IN THE CONTIGUOUS W/2 WEST 1/4 CORNER OF FARM TRACT 2184 AND THE SOUTHWEST CORNER OF THIS TRACT. THENCE WEST, ALONG THE SOUTH LINE OF FARM TRACT 2184, PASSING A 1/2" IRON ROD WITH CAP STAMPED 4856 SET AT 20.00 FEET FOR THE WEST RIGHT OF WAY CORNER OF A 1/2" IRON ROD WITH CAP STAMPED 12714 SET AT THE EAST LINE OF FARM TRACT 2184 AND THE SOUTHWEST CORNER OF THE SOUTHWEST CORNER OF THIS TRACT.

THENCE N 30°29'30" E ALONG THE WEST LINE OF FARM TRACT 2184 A DISTANCE OF 22.89 FEET TO A POINT ON THE SOUTHWEST CORNER OF TRODARI ESTATES SUBDIVISION RECORDED IN INSTRUMENT NUMBER 117232, MAP RECORDS, HIDALGO COUNTY, TEXAS, TO A POINT ON THE SOUTHWEST CORNER OF FARM TRACT 2184 AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE N 30°29'30" E ALONG THE WEST LINE OF FARM TRACT 2184 A DISTANCE OF 22.89 FEET TO A POINT ON THE SOUTHWEST CORNER OF TRODARI ESTATES SUBDIVISION RECORDED IN INSTRUMENT NUMBER 117232, MAP RECORDS, HIDALGO COUNTY, TEXAS, TO A POINT ON THE SOUTHWEST CORNER OF FARM TRACT 2184 AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE WEST, ALONG THE SOUTH LINE OF FARM TRACT 2184, PASSING A 1/2" IRON ROD WITH CAP STAMPED 4856 SET AT 20.00 FEET FOR THE WEST RIGHT OF WAY CORNER OF A 1/2" IRON ROD WITH CAP STAMPED 12714 SET AT THE EAST LINE OF FARM TRACT 2184 AND THE SOUTHWEST CORNER OF THE SOUTHWEST CORNER OF THIS TRACT.

THENCE N 30°29'30" E ALONG THE WEST LINE OF FARM TRACT 2184 A DISTANCE OF 22.89 FEET TO A POINT ON THE SOUTHWEST CORNER OF TRODARI ESTATES SUBDIVISION RECORDED IN INSTRUMENT NUMBER 117232, MAP RECORDS, HIDALGO COUNTY, TEXAS, TO A POINT ON THE SOUTHWEST CORNER OF FARM TRACT 2184 AND THE SOUTHWEST CORNER OF THIS TRACT.



**PLAT NOTES AND RESTRICTIONS:**

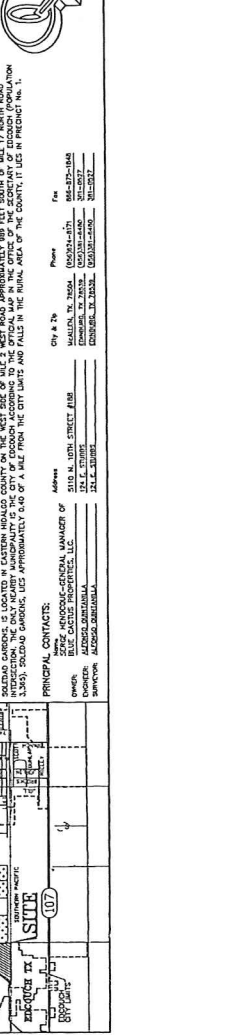
- 1- FLOOD ZONE DESIGNATION ZONE 'X' (UNIMPAVED) ON LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14. THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING A DRAINAGE SYSTEM TO PREVENT FLOODING OF THE LOT.
- 2- THE LOT SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY.
- 3- THE LOT SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY.
- 4- THE LOT SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY.
- 5- THE LOT SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY.
- 6- THE LOT SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY.
- 7- THE LOT SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY.
- 8- THE LOT SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY.
- 9- THE LOT SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY.
- 10- THE LOT SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY.
- 11- THE LOT SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY.
- 12- THE LOT SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY.
- 13- THE LOT SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY.
- 14- THE LOT SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY.

**INDEX OF SHEETS**

SHEET 1- METES AND BOUNDS, LOCATION MAP AND DISTRICT MAP.

SHEET 2- METES AND BOUNDS, LOCATION MAP AND DISTRICT MAP.

SHEET 3- METES AND BOUNDS, LOCATION MAP AND DISTRICT MAP.



**CERTIFICATE OF PLAT APPROVAL**

UNIFORM LOCAL GOVERNMENT CODE § 231.026(6)

WE, THE UNDERSIGNED, CLERK OF THE COUNTY OF HIDALGO, TEXAS, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED PLAT OF MAP WAS PREPARED BY A LICENSED PROFESSIONAL SURVEYOR AND THAT THE PLAT IS TRUE AND CORRECT AND THAT THE SURVEYOR HAS COMPLIED WITH THE REQUIREMENTS OF THE LOCAL GOVERNMENT CODE.

1-24-14 MS  
 2-5-2009  
 1/10/2014

**STATE OF TEXAS**

**HIDALGO COUNTY**

**CLERK OF COUNTY RECORDS**

DATE: FEBRUARY 23, 2014

FILED: HIDALGO COUNTY, TEXAS

**STATE OF TEXAS**

**COUNTY OF HIDALGO**

**CLERK OF COUNTY RECORDS**

DATE: MARCH 1, 2018

FILED: HIDALGO COUNTY, TEXAS

**INDEX OF SHEETS**

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**STATE OF TEXAS**

**COUNTY OF HIDALGO**

**CLERK OF COUNTY RECORDS**

DATE: MARCH 1, 2018

FILED: HIDALGO COUNTY, TEXAS

**STATE OF TEXAS**

**COUNTY OF HIDALGO**

**CLERK OF COUNTY RECORDS**

DATE: MARCH 1, 2018

FILED: HIDALGO COUNTY, TEXAS

**STATE OF TEXAS**

**COUNTY OF HIDALGO**

**CLERK OF COUNTY RECORDS**

DATE: MARCH 1, 2018

FILED: HIDALGO COUNTY, TEXAS





# PLANNING DEPARTMENT

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956-973-7850

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2401 N. Moorefield Rd.  
Mission, TX 78572  
956-205-7045  
956-205-7049

*ASST  
Installed*

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: N/A

### 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: Buena Tierra Holdings, LLC.

Address: 902 Big Horn Dr.  
Edinburg, Tx. 78542

Phone: 361-0726

<b>Approved by Environmental Health:</b>	<b>Temporary Service</b>	<b>Final Service</b>
<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
<b>Inspection/Permit No:</b>	<b>Authorized Signature</b>	<b>Authorized Signature</b>
<b>Date Approved:</b>	/ /	/ /

Water Supplier: DAWSC.

Utility Provider:  M.V.E.C.     AEP

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

regarding the land described as: San Martin No.5 lots 117-145

on \_\_\_\_\_, 20\_\_\_\_, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

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

yes  
yes  
yes  
no  
yes  
yes

- 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 1-29-19);

(verified by Elia Sesin);

(verified by \_\_\_\_\_);

(verified by \_\_\_\_\_);

(verified by Elia Sesin);

\_\_\_\_\_  
Planning Department Authorized Signature

\_\_\_\_\_  
Hidalgo County Judge

\_\_\_\_\_  
Date

ATTEST:

\_\_\_\_\_  
Hidalgo County Clerk

\_\_\_\_\_  
Date

# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 06-03-15

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Precinct No.3 Substation  
2401 N. Moorefield Rd.  
Mission, TX 78572  
956-205-7045  
956-205-7049

*copy installed*

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: DA

### 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: Buena Tierra Holdings, LLC  
Address: 902 Big Horn Drive  
Edinburg, Texas 78542  
Phone: (956) 386-0726

IDENTIFICATION OF LAND (e.g., lot and block number of recorded subdivision, designation on plat, address, description in deed, etc.):  
San Martin Subdivision No. 5: A 20.02 acre tract of land being the east half of Lot 34, Hill-Halbert Subdivision, Hidalgo County, Texas *10B 117-145*

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

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

Tillmin Welch, Manager

*Tillmin Welch*

Requesting Party (Signature)

1-8-19

Date

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

- Deed
- Executory Contract
- Lease

- Rent Receipt
- Affidavit
- Other (describe)

*copy of subd. plat*

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

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

2/08/19  
Date

*Ther Sasin*  
County Official









# PLANNING DEPARTMENT

Rev. 06-03-15

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*OSSEF  
escrowed.*

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: N/A

### 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: Adolfo Valadez

Approved by Environmental Health:	Temporary Service	Final Service
<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	/ /	/ /

Address: 4400 E. Cunny Rd.  
Edinburg, Tx. 78542

Water Supplier: N/A WSC

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

Phone: 353-4991

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

regarding the land described as: A. Valadez #2 lots 1-5

on \_\_\_\_\_, 20\_\_\_\_, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

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

yes  
yes  
yes

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;

(Date approved 12.18.18);

(verified by Floris);

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 Floris);

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 Floris);

yes

electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(verified by Floris);

[Signature]  
Planning Department Authorized Signature

[Signature]  
Hidalgo County Judge

\_\_\_\_\_  
Date

ATTEST:

\_\_\_\_\_  
Hidalgo County Clerk

\_\_\_\_\_  
Date





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956-205-7049

*OSSF  
Sawmud.*

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: N/A

### 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: Adolfo Valadez

Address: 4601 E. Curry Rd.  
Edinburg Tx 78542

Phone: (956) 383-4991

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

A Valadez Subdivision #2 10AS15

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

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

Adolfo Valadez 11-29-18

Requesting Party (Signature)

Date

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

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) copy of subd. plat

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

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

2.8.19  
Date

[Signature]  
County Official



