

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS

APPLICANT		APPLICATION NO.	
1.	Juan Martinez	4-5165	
2.	Arturo & Janete Castillo	4-4621	
3.	Jorge Luis Cantu	4-4833	
4.	Tres Mundos Investments, LLC	San Martin Subdivision No. 6, Lots 146-232	BLANKET COVER
5.	Oscar Hernandez-Oscar Vita Moderna, LLC	Santa Fe Terrace Subdivision, Lots 1-7	BLANKET COVER
6.	Carlos Leal	Las Comadres No. 8 Subdivision, Lots 1-98	BLANKET COVER
7.	Albert Hanks	Amber Estates, Lots 1-30	BLANKET COVER
8.	Manuel Chapa	Era Monte Phase I Subdivision, Lots 1-131	BLANKET COVER
COMM. COURT: NOVEMBER 2, 2021			



PLANNING DEPARTMENT

Rev. 05-18-20

County of Hidalgo

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

Precinct No. 1 Substation
1900 Joe Stephens Ave.
Ste. A
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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-5165

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: Juan Martinez

Address: 3310 Tulipan Ave
Edinburg, TX 78538

Phone: 956 432-8073

Approved by Environmental Health:	Temporary Service <u>M Ramirez</u> Authorized Signature Existing Sewer	Final Service Authorized Signature
Inspection/Permit No:	<u>10/22/21</u>	<u>1</u> / <u>1</u>
Date Approved:	<u>10/22/21</u>	<u>1</u> / <u>1</u>

Water Supplier: N A W S

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

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

regarding the land described as:

La Quietud Subdivision Lot 51

on November 2, 2021, 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; (Date approved 5/14/04);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);
- 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 M Ramirez);
- 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; (verified by M Ramirez);
- 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; (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 [Signature]);

[Signature]
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

Precinct No.1 Substation
1902 Joe Stephens Ave.
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956-968-4734
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2401 N. Moorefield Rd.
Mission, TX 78572
956-205-7045
956-205-7049

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No:

4-5165

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: Juan Martinez

Address: 3310 Tulipan Ave.

Edinburg TX, 78542

Phone: 956 432-8073

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

La Quietud Subdivision Lot 51

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)

10/22/21
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) copies of pmh

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

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

10/27/21
Date

[Signature]
County Official



Chapter 232, Texas Local Government Code

8/31/2021 2:21:44 PM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
1304 South 25th Street Edinburg, Texas 78542	1902 Joe Stephens Ave. 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 4-5165
Receipt No.: 019897
L1780-00-000-0051-00

MARTINEZ JUAN JOSE
22909 N. SKINNER RD
EDCOUCH, TX 78538
(956) 432-8073
(956) 432-8073

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 01 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1600Sq.Ft.
- [5] Legal Description: LA QUIETUD LOT 51
- [6] Location: 2812 AND DOOLITTLE RD
- [7] Sewage: North Alamo WSC
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$110000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 25', Rear 30', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH HCPD SETBACKS
RULES AND REGULATIONS
Description: Permit 4-5165
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$30.00
Change Due: \$0.00
Application: alex.antons
Inspector: peter.hernandez
Receipt: alex.antons


Cashier

8/31/21
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

8/31/21
Date

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

Date: May 10, 2021

Grantor: JOE DANIEL IBARRA and LINDA MICHELLE IBARRA,
FKA LINDA MICHELLE COVARRUBIAS, a married couple

Grantor's Mailing Address (including county): 205 N. Los Cerritos Circle
Edinburg, Texas 78541
Hidalgo County, Texas

Grantee: JUAN MARTINEZ
Grantee's Mailing Address (including county): 22909 N. Skinner Rd.
Edcouch, TX 78539
Hidalgo County, Texas

Consideration: Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged.

Property (including any improvements):

Lots 51 & 52, LA QUIETUD SUBDIVISION, an addition to the City of Edinburg, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 45, Page 41, Map Records, Hidalgo County, Texas.

Reservations from Conveyance and Exceptions to Conveyance and Warranty:

Restrictive covenants recorded in VOLUME 45, PAGE 41, MAP RECORDS, AND DOCUMENT NOS. 1507091, AND 1515689, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

Mineral and/or royalty grant and/or reservation in instrument(s) dated February 28, 1955, recorded in Volume 829, Page 400, Deed Records and dated April 2, 2003, recorded under Clerk's File No. 1189661, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Mineral and/or royalty grant and/or reservation in instrument dated January 31, 2006, recorded under Clerk's File No. 1572591, Official Records, Hidalgo County, Texas, and subsequent transfers thereof. (Lot 51)

Mineral and/or royalty grant and/or reservation in instrument dated January 14, 2006, recorded

under Clerk's File No. 1572610, Official Records, Hidalgo County, Texas, and subsequent transfers thereof. (Lot 52)

Oil, Gas, and Mineral Leases dated March 15, 1944, recorded in Volume 54, Page 93, Oil and Gas Records, dated May 17, 1993, recorded under Clerk's File No. 334331 and dated September 15, 1996, recorded under Clerk's File No. 556915, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

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 whether listed herein or not.

Right of Way Easement dated June 13, 1973, recorded in Volume 1411, Page 421, Deed Records, Hidalgo County, Texas.

Easements, Rules, Regulations and Rights in favor of Santa Cruz Irrigation District No. 15.

Easements and reservations as may appear upon the recorded map and dedication of said subdivision.

Taxes for the year 2021 and 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.

BY THE ACCEPTANCE OF THIS DEED, GRANTEE TAKES THE PROPERTY "AS IS", EXCEPT FOR THE WARRANTIES OF TITLE AS PROVIDED AND LIMITED HEREIN. GRANTOR HAS NOT MADE AND DOES NOT MAKE ANY REPRESENTATIONS AS TO THE PHYSICAL CONDITION, LAYOUT, FOOTAGE, EXPENSES, ZONING, OPERATION OR ANY OTHER MATTER AFFECTING OR RELATED TO THE PROPERTY, AND GRANTEE HEREBY EXPRESSLY ACKNOWLEDGES THAT NO SUCH REPRESENTATIONS HAVE BEEN MADE. GRANTOR MAKES NO OTHER WARRANTIES, EXPRESS OR IMPLIED, OF MERCHANTABILITY, MARKETABILITY, FITNESS OR SUITABILITY FOR A PARTICULAR PURPOSE OR OTHERWISE EXCEPT AS SET FORTH AND LIMITED HEREIN. ANY IMPLIED WARRANTIES ARE EXPRESSLY DISCLAIMED AND EXCLUDED.

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

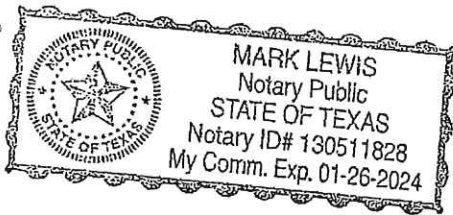
Joe Daniel Ibarra
JOE DANIEL IBARRA

Linda Michelle Ibarra
LINDA MICHELLE IBARRA,
FKA LINDA MICHELLE COVARRUBIAS

(Acknowledgment)

STATE OF TEXAS
COUNTY OF Hidalgo

This instrument was acknowledged before me on the 10 of May,
2021, by JOE DANIEL IBARRA and LINDA MICHELLE IBARRA, FKA LINDA MICHELLE
COVARRUBIAS, a married couple.



Mark Lewis
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
JUAN MARTINEZ
15501 E. Davis Rd.
Edinburg, Texas 78542

PREPARED BY:
LEWIS PEÑA FALCON & COOK
Attorneys At Law
3111 W. Freddy Gonzalez Drive
Edinburg, Texas 78539
GF#: 935689; MAL:lc



PLANNING DEPARTMENT

Rev. 05-18-20

County of Hidalgo

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

Precinct No. 1 Substation
1900 Joe Stephens Ave.
Ste. A
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956-968-4734
956-973-7850

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

Precinct 1 2 3 **4**

T.J. Arredondo, CFM
Director of Planning

Application No: 4-4621

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: Arturo & Janette Castillo

Approved by Environmental Health:	Temporary Service	Final Service
	<u>M Ramirez</u> Authorized Signature	_____
Inspection/Permit No:	<u>No septic yet</u>	Authorized Signature
Date Approved:	<u>10/19/21</u>	_____/_____/_____

Address: 518 Encore Ave.
Edinburg TX
78542

Water Supplier: North Alamo Water Supply

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

Phone: 956-639-1249

Account/ESI No.: 1000030907
 Temporary Pole Permanent Service

regarding the land described as:

Lot 28 of Encore Ranches Subdivision

on November 21, 2021, 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; (Date approved 11/12/21);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);
- 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 [Signature]);
- 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 M Ramirez);
- 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 M Ramirez);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

[Signature]
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

Main Office
1304 South 25th Street
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956-318-2844

Precinct No.1 Substation
1902 Joe Stephens Ave.
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956-968-4734
956-973-7850

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-4621

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: Arturo & Janette Castillo

Address: 518 Encore

Edinburg TX, 78542

Phone: 956-639-1249

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

lot 28 Encore Roster Sub division

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)

10/19/21
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) Copy of 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:

10/27/21
Date

[Signature]
County Official



Chapter 232, Texas Local Government Code
COUNTY OF HIDALGO
PLANNING DEPARTMENT

4/22/2021 9:11:56 AM

Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
1304 South 25th Street	1902 Joe Stephens Ave.	2401 N. Moorefield Rd.
Edinburg, Texas 78542	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 4-4621
 Receipt No.: 017756
 E5977-00-000-0028-00

CASTILLO ARTURO & DE LA CRUZ JANETE
 109 EBANO DR
 SAN JUAN, TX 78589
 (000) 000-0000
 (956) 309-3008


Community Panel Number: 4803340325D
 Precinct: 4
 Certification of Elevation Required: No
 Setbacks: Front 25', Rear 35', Side 6', Side 6', Corner '
 Special Conditions: must comply with all county setbacks and regulations
 Description: Permit 4-4621
 Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Check
 Check/M.O.#: 900020
 Payment: \$30
 Change Due: \$0.00
 Application: maria.cerda
 Inspector: danny.sanchez
 Receipt: maria.cerda



 Cashier




 Date

- [1] Contractor: ESPARZA HOMES
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2180Sq.Ft.
- [5] Legal Description: ENCORE RANCHES LOT 28
- [6] Location: Alamo & Curry
- [7] Sewage: North Alamo WSC
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$114559
- [10] Flood Zone: Zone X

20407284

[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

04/22/21

 Date

XO/am
17-000V5 Sec. 12

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.

GIFT WARRANTY DEED

Date: September 21, 2017

Grantor: JAIME ALBERTO PINON and wife, ADRIANA BULOS

Grantor's Mailing Address: 109 Ebano Dr.
San Juan, Texas 78589
Hidalgo County

Grantees': ARTURO CASTILLO and wife, JANETE DE LA CRUZ

Grantee's Mailing Address: c/o 109 Ebano Dr.
San Juan, Texas 78589
Hidalgo County

Consideration: One Dollar (\$1.00) and all the love and affection which Grantors hold for Grantees herein.

Property (including any improvements):

Lot Twenty-Eight (28), ENCORE RANCHES SUBDIVISION, Hidalgo County, Texas, as per map or plat thereof recorded in Instrument No. 2051118, Map Records of Hidalgo County, Texas;

Reservations from Conveyance and Exceptions to Conveyance and Warranty:

SUBJECT TO any and all easements, reservations and restrictions of record, if any.

Grantor, for the consideration and subject to the reservations from conveyance and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee all of Grantor's interest in the property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and 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 when the claim is by, through, or under Grantor but not otherwise, except as to the reservations from conveyance and exceptions to conveyance and warranty.

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

[Signature]

JAIME ALBERTO PINON

[Signature]

ADRIANA BULOS

This instrument was prepared based on information furnished by the parties, and no independent title search has been made.

{Certificate of Acknowledgment}

STATE OF TEXAS *
COUNTY OF HIDALGO *

Before me, a notary public in and for the state of Texas, on this day personally appeared JAIME ALBERTO PINON and wife, ADRIANA BULOS, who proved to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 21st day of September, 2017.



[Signature]

Notary Public, State of Texas

PREPARED IN THE LAW OFFICE OF:
PRESTIA & ORNELAS
P. O. Box 876
Edinburg, Texas 78540-0876
(956) 383-6251



PLANNING DEPARTMENT

Rev. 05-18-20

County of Hidalgo

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

Precinct No. 1 Substation
1900 Joe Stephens Ave.
Ste. A
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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-4833

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: Jorge Luis Cantu

Address: 1525 Village Dr
Edinburg Tx 78541

Phone: 956-207-4725

	Approved by Environmental Health:	Temporary Service	Final Service
		<u>Rudy R</u> Authorized Signature	<u>Rudy R</u> Authorized Signature
Inspection/Permit No:		<u>JACTA/14</u>	<u>48218</u>
Date Approved:		<u>10/18/2021</u>	<u>10/18/2021</u>

Water Supplier: North Alamo WSC

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

Account/ESI No.: 10032789445109325
 Temporary Pole Permanent Service

regarding the land described as:

Davis Ranchettes Lot #8

on November 2, 2021, 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 11/21/20);

(verified by [Signature]);

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 Rudy R);

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 Rudy R);

yes

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

(verified by [Signature]);

[Signature]
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

Main Office
1304 South 25th Street
Edinburg, Texas 78542
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956-318-2844

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956-973-7850

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No:

4-4833

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: Jorge Luis Cantu

Address: 1525 Village Dr
Edinburg tx 78541

Phone: 956-207-4725

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

Davis ranchettes Lot # 8

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)

10/16/21
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

10/21/21
Date

[Signature]
County Official



Chapter 232, Texas Local Government Code

6/7/2021 10:15:03 AM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

Permit No.: Permit 4-4833
Receipt No.: 018586
D1550-00-000-0008-00

Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
1304 South 25th Street	1902 Joe Stephens Ave.	2401 N. Moorefield Rd.
Edinburg, Texas 78542	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

CANTU JORGE LUIS & CANTU MAYRA
1525 VILLAGE DR
EDINBURG, TX 78541
(956) 207-4725
(956) 534-6290

- [1] Contractor: self
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2375Sq.Ft.
- [5] Legal Description: DAVIS RANCHETTES LOT 8
- [6] Location: DOOLITTLE RD AND DAVIS RD
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$190000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 50', Rear 80', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH HCPD SETBACKS AND REGULATIONS
Description: Permit 4-4833
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$30
Change Due: \$0.00
Application: maria.cerda
Inspector: peter.hernandez
Receipt: maria.cerda

Cashier

Date 6/7/2021

713018

[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

6-7-21

Date

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: November 24, 2020

Grantor: Maynard Espera, a single man

Grantor's Mailing Address:

1806 Post Oaks
Edinburg, Texas 78539
Hidalgo County

Grantee: Jorge Luis Cantu and wife, Mayra Cantu

Grantee's Mailing Address:

1525 Village Dr.
Edinburg, Texas 78541
Hidalgo County

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

Property (including any improvements):

Lot 8, DAVIS RANCHETTES SUBDIVISION, an Addition to the City of Edinburg, Hidalgo County, Texas, according to the Plat or Map thereof recorded in Volume 51, Pages 179 through 181, Map Records of Hidalgo County, Texas.


Reservations From and Exceptions to Conveyance and Warranty:

- A. Right-of-Way Easement granted by Wayne Bunyard and wife, Fredda Lois Bunyard to Texas Eastern Transmission Corporation, by instrument dated December 7, 1957, recorded in Volume 906, Page 220, Deed Records of Hidalgo County, Texas.
- B. Right-of-Way Easement granted by James G. Henderson and wife, Johanna M. Henderson to Texan Eastern Transmission, by instrument dated January 3, 1958, recorded in Volume 909, Page 41, Deed Records of Hidalgo County, Texas.
- C. Right-of-Way Easement granted to N.A.W.S.C., by instrument dated February 1, 1988, recorded in Volume 2552, Page 141 and Volume 2552, Page 145, Official Records of Hidalgo County, Texas.
- D. Right-of-Way Easement granted to N.A.W.S.C., as shown on plat recorded in Volume 51, Pages 179 thru 181, Map Records of Hidalgo County, Texas.
- E. A fifteen foot (15') Easement to N.A.W.S.C. along the North side of subject property as shown on plat recorded in Volume 51, Pages 179 thru 181, Map Records of Hidalgo County, Texas.

- 71
- S. Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas on November 27, 2006, under Clerk's File No. 1691032 and amendment filed March 10, 2009, under Clerk's File No. 1977983 and Restrictions as shown on plat recorded in Volume 51, Pages 179 thru 181, Map Records of Hidalgo County, Texas, but omitting any covenant condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.
- T. Standby fees, taxes and assessments by any taxing authority for the year 2021 and 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.

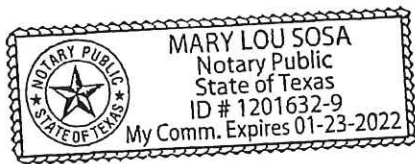



 Maynard Espera

STATE OF TEXAS)

COUNTY OF HIDALGO)

This instrument was acknowledged before me on November 25, 2020, by Maynard Espera.





 Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

GF#102355 MS
 WINGATE LAW OFFICES, PLLC
 7000 NORTH 10TH STREET
 2ND FLOOR, STE. C5
 McALLEN, TEXAS 78504
 (TITLEDOCS\102355-WD\CS)

AFTER RECORDING RETURN TO:

Jorge Luis Cantu
 Mayra Cantu
 1525 Village Dr.
 Edinburg, Texas 78541



PLANNING DEPARTMENT

Rev. 05-18-20

County of Hidalgo

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

Precinct No. 1 Substation
1900 Joe Stephens Ave.
Ste. A
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

T.J. Arredondo, CFM
Director of Planning

37 assets installed
50 screwed.
Precinct 1 2 3 4
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: Tres Mundos Investments, LLC

Address: 902 Bignon Dr.
Edinburg, TX 78542

Phone: 386-0726

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

Water Supplier: NAWSC

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

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

regarding the land described as: San Martin No. 6 Subdivision lots 146-232

on November 2, 2021, 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 9/28/2021);
 (verified by Florsese);
 (verified by Florsese);
 (verified by Florsese);
 (verified by Florsese);

[Signature] Planning Department Authorized Signature _____ Hidalgo County Judge _____ Date

ATTEST: _____ Hidalgo County Clerk _____ Date



PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

Main Office
1304 South 25th 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

T.J. Arredondo, CFM
Director of Planning

Precinct 0 2 3 4

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: Tres Mundos Investments, LLC

Address: 902 Bighorn Drive

Edinburg, TX 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. 6: A 55.00 acre tract of land being the west 5.00 acres of Block 41, all of Block 42, and the east 10.00 acres of Block 43, Hill-Halbert Tract, Hidalgo County, Texas. LOTS 140-232

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)

9-1-2021

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:

10/12/21
Date

Alan Sesin
County Official



PLANNING DEPARTMENT

Rev. 05-18-20

County of Hidalgo

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

Precinct No. 1 Substation
1900 Joe Stephens Ave.
Ste. A
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

Sewer

Precinct 1034

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:

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

Name: Oscar Hernandez
Oscar Vita Moderna LLC

Address: 1024 E. Griffin Phwy Ste B
Mission, TX 78572

Water Supplier: NHWS

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

Phone: 361-0868

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

regarding the land described as: Santa Fe Terrace lots 1-7

on November 2, 2021, 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; (Date approved 10-4-21);
- YES A plat has been reviewed and approved by the Commissioners Court; (verified by Flav Sesin);
- 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 Flav Sesin);
- 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; (verified by [Signature]);
- 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; (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 Flav Sesin);

[Signature] Planning Department Authorized Signature Hidalgo County Judge Date

ATTEST: Hidalgo County Clerk Date



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

Precinct No.1 Substation
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956-968-4734
956-973-7850

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

Sewer

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: OSCAR HERNANDEZ - OSCAR VITA MODERNA LLC

Address: 1626 E. GRIFFIN PKWY, SUITE B
MISSION, TX 78572

Phone: 956-383-0868

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

SANTA FE TERRACE SUBDIVISION *lots 1-7*

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

[Handwritten Signature]
Requesting Party (Signature)

9/10/2021
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:

10/4/21
Date

Jun Sesin
County Official



PLANNING DEPARTMENT

Rev. 05-18-20

County of Hidalgo

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1304 South 25th Street
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956-968-4734
956-973-7850

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

OSSF's 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:

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

Name: Carlos Lopez

Address: P.O. Box 1031
Mission, Tx. 78573

Phone: 607-0444

Water Supplier: Agua Sud.

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

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

regarding the land described as: 100 Comadres No. 8 subdivision lots. 198,

on November 2, 2021, 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; (Date approved 9/20/21);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by Jen Sesin);
- 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 Jen Sesin);
- 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 Jen Sesin);

[Signature]
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

Main Office
1304 South 25th 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

OSSF's
Installed.

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: PIA

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: Carlos Leal

Address: P.O. Box 631, Mission Texas, 78573

Phone: (956)-607-0444

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

Lao Comanches NO. 8 Subdivision lots 1-98.

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)

9-10-21
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:

10/4/2021
Date

[Signature]
County Official



PLANNING DEPARTMENT

Rev. 05-18-20

County of Hidalgo

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

Precinct No. 1 Substation
1900 Joe Stephens Ave.
Ste. A
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

*BSF's
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: Albert Hanks

Address: 1002 B. Expressway 1833 Ste. G
Weslaco, TX 78594

Phone: 930-0216

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

Water Supplier: N.A.W.S.C.

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

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

regarding the land described as:

Amber Estates lots 1-30

on November 2, 2021, 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; 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 9/20/21);

Flor Sessin
(verified by Flor Sessin);

(verified by [Signature]);

(verified by [Signature]);

(verified by Flor Sessin);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

Precinct No.1 Substation
1902 Joe Stephens Ave.
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956-968-4734
956-973-7850

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

OSSF's
escrowed

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: DJA

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: ALBERT HANICS

Address: 502 E. Expressway 83 Suite 6
Weslaco Tx 78596

Phone: (956) 630-0216

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

AMBER ESTATES 10+51-30,

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)

9/16/21
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:

10/19/21
Date

[Signature]
County Official

AMBER ESTATES (PRIVATE GATED SUBDIVISION)

A 19.750 ACRE TRACT OF LAND SITUATE IN THE SOUTH HALF OF FARM TRACT 192, WEST TRACT SUBDIVISION, HENDAL COUNTY, TEXAS, AS SHOWN ON THE MAP RECORDED IN VOLUME 2, PHASES 32-37, MAP RECORDS, HENDAL COUNTY, TEXAS.

THE UNDERSIGNED HAS BEEN AUTHORIZED BY THE BOARD OF DIRECTORS OF AMBER ESTATES, L.L.C. TO EXECUTE THIS INSTRUMENT AND TO SIGN THIS INSTRUMENT AS THE AGENT OF SAID COMPANY. THE UNDERSIGNED HEREBY CERTIFIES THAT THE SIGNATURE OF SAID COMPANY IS TRUE AND CORRECT AND THAT THE UNDERSIGNED IS A MEMBER OF SAID COMPANY AND IS AUTHORIZED TO SIGN THIS INSTRUMENT AS THE AGENT OF SAID COMPANY. THE UNDERSIGNED HEREBY CERTIFIES THAT THE SIGNATURE OF SAID COMPANY IS TRUE AND CORRECT AND THAT THE UNDERSIGNED IS A MEMBER OF SAID COMPANY AND IS AUTHORIZED TO SIGN THIS INSTRUMENT AS THE AGENT OF SAID COMPANY.

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LEGEND

1. 1/4" = 100'
2. 1/8" = 50'
3. 1/16" = 25'
4. 1/32" = 12.5'
5. 1/64" = 6.25'
6. 1/128" = 3.125'
7. 1/256" = 1.5625'
8. 1/512" = 0.78125'
9. 1/1024" = 0.390625'
10. 1/2048" = 0.1953125'
11. 1/4096" = 0.09765625'
12. 1/8192" = 0.048828125'
13. 1/16384" = 0.0244140625'
14. 1/32768" = 0.01220703125'
15. 1/65536" = 0.006103515625'
16. 1/131072" = 0.0030517578125'
17. 1/262144" = 0.00152587890625'
18. 1/524288" = 0.000762939453125'
19. 1/1048576" = 0.0003814697265625'
20. 1/2097152" = 0.00019073486328125'
21. 1/4194304" = 9.5367431640625E-05'
22. 1/8388608" = 4.76837158203125E-05'
23. 1/16777216" = 2.384185791015625E-05'
24. 1/33554432" = 1.1920928955078125E-05'
25. 1/67108864" = 5.9604644775390625E-06'
26. 1/134217728" = 2.98023223876953125E-06'
27. 1/268435456" = 1.490116119384765625E-06'
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29. 1/1073741824" = 3.7252902984609375E-07'
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38. 1/549755813888" = 7.2759576141815185546875E-10'
39. 1/1099511627776" = 3.63797880709075927734375E-10'
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41. 1/4398046511104" = 9.094947017726898193359375E-11'
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43. 1/17592186044416" = 2.27373675443172454833984375E-11'
44. 1/35184372088832" = 1.136868377215862274169921875E-11'
45. 1/70368744177664" = 5.684341886079311370849609375E-12'
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55. 1/72057594037927936" = 5.551115123124327510595321655234375E-15'
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62. 1/922337203685477376" = 4.336808689940880867652595043063530234375E-17'
63. 1/1844674407370954752" = 2.1684043449704404338262975215317651171875E-17'
64. 1/3689348814741909504" = 1.08420217248522021691314876076588255859375E-17'
65. 1/7378697629483819008" = 5.42101086242610108455657380382941279296875E-18'
66. 1/14757395258967638016" = 2.710505431213050542278286901914706396484375E-18'
67. 1/29514790517935276032" = 1.3552527156065252711391434509573531982421875E-18'
68. 1/59029581035870552064" = 6.7762635780326263556957172547867659912109375E-19'
69. 1/118059162071741104128" = 3.3881317890163131778478586273933829956046875E-19'
70. 1/236118324143482208256" = 1.69406589450815658892392931369669149780234375E-19'
71. 1/472236648286964416512" = 8.47032947254078294461196465684845748901171875E-20'
72. 1/944473296573928833024" = 4.235164736270391472305982328424228744505859375E-20'
73. 1/1888946593467857666048" = 2.1175823681351957361529911642121142277279296875E-20'
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80. 1/241785163963885781254208" = 1.65436122510562166886952434707944639138896484375E-22'
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83. 1/1934281311711086250033664" = 2.0679515313820270860869054338493079892361046875E-23'
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85. 1/773712524684434500013456" = 5.169878828455067715217263584623279809301171875E-24'
86. 1/1547425049368869000026912" = 2.5849394142275338576086317923116399046505859375E-24'
87. 1/3094850098737738000053824" = 1.29246970711376692880431589615579523252727296875E-24'
88. 1/6189700197475476000010752" = 6.46234853556883464402157948077897616261136171875E-25'
89. 1/12379400394950952000021504" = 3.231174267784417322010789740389488081305565859375E-25'
90. 1/24758800789901904000043008" = 1.615587133892208661005394870194744040677779296875E-25'
91. 1/49517601579803808000086016" = 8.077935669461043305026974350973720203388896484375E-26'
92. 1/99035203159607616000172032" = 4.0389678347305216525134871754868601016694421875E-26'
93. 1/198070406319215232000344064" = 2.0194839173652608262567435877434300508347109375E-26'
94. 1/396140812638430464000688128" = 1.009741958682630413128371793871715025417355694421875E-26'
95. 1/792281625276860928001376256" = 5.0487097934131520656418589693585751271868896484375E-27'
96. 1/1584563250553721856002752512" = 2.524354896706576032820929484679287563594421875E-27'
97. 1/3169126501107443712005505024" = 1.262177448353288016410464742339643778272109375E-27'
98. 1/6338253002214887424001101048" = 6.310887241766440082052322371168218891361046875E-28'
99. 1/12676506004429774448002202096" = 3.1554436208832200410261611855841445455655234375E-28'
100. 1/25353012008859548896004404192" = 1.577721810441610020513080592792072277776171875E-28'
101. 1/50706024017719097792008808384" = 7.8886090522080501025664402963960363888896484375E-29'
102. 1/101412048035438194384017616768" = 3.94430452610402505128322014819801819444421875E-29'
103. 1/202824096070876388768035233536" = 1.97215226305201252564161007409900907222109375E-29'
104. 1/405648192141752777536070467072" = 9.860761315260062628208050370499545361136171875E-30'
105. 1/811296384283505555072140934144" = 4.930380657630031314104025185249977268055694421875E-30'
106. 1/1622592768567011110144281868288" = 2.46519032881501565705201259262498863402776171875E-30'
107. 1/3245185537134022220288563736576" = 1.2325951644075078285260062963124944170138896484375E-30'
108. 1/6490371074268044440577127473152" = 6.162975822037539142630031481562472050694421875E-31'
109. 1/1298074214853608888115444544432" = 3.081487911018769571315015740781236025347109375E-31'
110. 1/2596148429707217776230889088864" = 1.5407439555093847856575078703906180126855694421875E-31'
111. 1/5192296859414435552461778177728" = 7.703719777546923928287538951953090063347109375E-32'
112. 1/10384593718288871104923556355456" = 3.85185988877346196414376947597654503167355694421875E-32'
113. 1/20769187436577742208847112710912" = 1.925929944386730982071884737988272515868896484375E-32'
114. 1/41538374873155484417694225421824" = 9.62964972193365491035942168994136257934421875E-33'
115. 1/83076749746310968835388450843648" = 4.814824860966827455179710844970681289672109375E-33'
116. 1/16615349949262193767077691768128" = 2.4074124304834137275898554224853406448361046875E-33'
117. 1/33230699898524387534155383536256" = 1.203706215241706863794927711242670322417355694421875E-33'
118. 1/66461399797048775068310767072512" = 6.018531076208534318974913556213353612109375E-34'
119. 1/132922799594097550136621534144024" = 3.00926553810426715948745677810667656055694421875E-34'
120. 1/265845599188195100273243068288048" = 1.50463276905213357974377838905333802776171875E-34'
121. 1/531691198376390200546486136576096" = 7.5231638452606678988718891945266901388896484375E-35'
122. 1/1063382396752780401092972273152192" = 3.7615819226303339494359445972633450694421875E-35'
123. 1/2126764793505560802185944546304384" = 1.8807909613151669747179722986316725347109375E-35'
124. 1/4253529587011121604371889092608768" = 9.40395480657583487358898649315836267355694421875E-36'
125. 1/8507059174022243208743778185217376" = 4.7019774032879174367944932465791813368896484375E-36'
126. 1/1701411834804448641748755637043472" = 2.3509887016439587183972466232878906684421875E-36'
127. 1/3402823669608897283497511274086944" = 1.175494350821979359198623311643945322109375E-36'
128. 1/6805647339217794566995022548173888" = 5.87747175410989679599311655822197261136171875E-37'
129. 1/13611294678435589133990045096347776" = 2.938735877054948397996558279110863055655694421875E-37'
130. 1/2722258935687117826798009019269552" = 1.469367938527474198998279139555403177776171875E-37'
131. 1/544451787137423565359601



PLANNING DEPARTMENT

County of Hidalgo

Rev. 05-18-20

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

Precinct No. 1 Substation
1900 Joe Stephens Ave.
Ste. A
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

OSSAs
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: Manuel Chapar

Address: 1801 Nozelle St.
Phon, TX. 78577

Phone: 778-3404

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

Water Supplier: Agua SUD.

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

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

regarding the land described as: Era Monte Phase I LOTS 1-131

on November 2, 2021, 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 9/28/20);

(verified by Flor Sesin);

(verified by [Signature]);

(verified by [Signature]);

(verified by Flor Sesin);

[Signature]
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST: _____

Hidalgo County Clerk

Date



PLANNING DEPARTMENT County of Hidalgo

Rev. 06-03-15

Main Office
1304 South 25th 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

OSSF's installed

Precinct 1 2/3 4

T.J. Arredondo, CFM
Director of Planning

Application No: W/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: Manuel Chapa

Address: 1801 Mozelle St., Pharr, Texas 78577

Phone: (956) 778-3404

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

Phase I
Era Monte lots 1-131

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Requesting Party (Signature)

09/07/2021

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:

10/22/21
Date

[Signature]
County Official

