

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	Mirella Velasco	4-5259
2.	Sergio Mendoza	4-5342
3.	Buena Tierra Development Inc. REPLAT OF LOTS 363 & 364, SAN JUAQUIN SUBDIVISION, PHASE III LOTS 363-A, 364-A, 365 & 366	BLANKET COVER
4.	Lauro Zepeda VILLAS ZEPEDA SUBDIVISION, LOTS 1-8	BLANKET COVER
5.	San Jacinto Enterprises, LLC SAN JACINTO ESTATES NO. 10, PHASE I, LOTS 1-144	BLANKET COVER
6.	Joe Daniel Olivarez SAN JACINTO ESTATES NO. 10, PHASE II, LOTS 145-192	BLANKET COVER
7.	RBR Development & Investments, LLC RBR NO. 3 SUBDIVISION, LOTS 1-34	BLANKET COVER
8.	Urban Infrastructure Group, Inc. AGADO SUBDIVISION, LOTS 1-5	BLANKET COVER
COMM. COURT: NOVEMBER 16, 2021		



# PLANNING DEPARTMENT

Rev. 05-18-20

## 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  
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: 4-5259

### 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: Mirella Velasco

Address: 8723 Quietud St  
Edinburg Tx 78542

Phone: 956-3313596

Approved by Environmental Health:	Temporary Service	Final Service
	Authorized Signature	<u>M. Ramirez</u> Authorized Signature
Inspection/Permit No:		<u>existing sewer</u>
Date Approved:	<u>/ /</u>	<u>11/2/21</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 Lot # 21

on November 16, 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;
- yes an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable;
- No individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023;
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(Date approved 5/14/04);

(verified by M. Ramirez);

(verified by M. Ramirez);

(verified by M. Ramirez);

(verified by M. Ramirez);

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

Precinct No.1 Substation  
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Mission, TX 78572  
956-205-7045  
956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 4-5259

### 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: Mirella Velasco

Address: 8723 Quietud St  
Edinburg TX 78542

Phone: 956-331-3596

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

La Quietud Lot #21

#### 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)

11-3-2021  
Date

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

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) PMT

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

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

11/27/2021  
Date

[Signature]  
County Official



COUNTY OF HIDALGO
PLANNING DEPARTMENT

Main Office 1304 South 25th Street Edinburg, Texas 78542
Ph: 956-318-2840 Fax: 956-318-2844
Precinct No. 1 Substation 1902 Joe Stephens Ave. Weslaco, Texas 78596
Ph: 956-968-4734 Fax: 956-973-7850
Precinct No. 3 Substation 2401 N. Moorefield Rd. Mission, Texas 78572
Ph: 956-205-7045 Fax: 956-205-7049

Permit No.: Permit 4-5259
Receipt No.: 020356
L1780-00-000-0021-00

VARELA CHAVEZ HECTOR F.

3701 PAOLA ST APT # 2

EDINBURG, TX 78541

(956) 491-9837

(956) 491-9837

[1] Contractor: SELF

[2] Water System: North Alamo WSC

[3] Class of Work: 01 Residential, new, Single Family Dwelling

[4] Size of Structure: 1271Sq.Ft.

[5] Legal Description: LA QUIETUD LOT 21

[6] Location: 2812 and kenyon

[7] Sewage: North Alamo WSC

[8] Construction Type: Brick

[9] Est. Cost of Construction: \$60000

[10] Flood Zone: Zone X

Community Panel Number: 4803340325D

Precinct: 4

Certification of Elevation Required: No

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

Special Conditions: must comply with all setbacks and regulations required by the hcpd

Description: Permit 4-5259

Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash

Check/M.O.#:

Payment: \$40

Change Due: \$10.00

Application: maria.cerda

Inspector: danny.sanchez

Receipt: maria.cerda

Cashier [Signature]

Date 09/30/21

# 681095

[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]
Signature of Owner or Applicant

9-30-21
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: March 30, 2021

Grantor: PEDRO HUGO GUERRA and ARGELIA RANGEL, a married couple

Grantor's Mailing Address (including county): 5123 S. Veterans Blvd.  
Edinburg, Texas 78542  
Hidalgo County, Texas

Grantee: HECTOR F. CHAVEZ VARELA and MIRELLA VELASCO CHAVEZ

Grantee's Mailing Address (including county): 3701 Paola St. Apt. #2  
Edinburg, Texas 78541  
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):

Lot 21, LA QUIETUD SUBDIVISION, an addition to the City of Edinburg, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 45, Pages 41-43, Map Records, Hidalgo County, Texas.

Reservations from Conveyance and Exceptions to Conveyance and Warranty:

Restrictive covenants recorded in CLERK'S FILE NO. 1507091 AND CORRECTED IN CLERK'S FILE NO. 1515689, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS AND IN VOLUME 45, PAGE 41, MAP 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.

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

Pedro H. Guerra  
PEDRO HUGO GUERRA

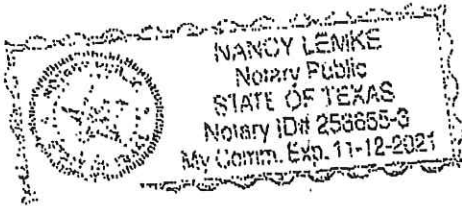
Argelia Rangel  
ARGELIA RANGEL

(Acknowledgment)

State of Texas  
County of Hidalgo

This instrument was acknowledged before me on the 9 of April,  
2021, by PEDRO HUGO GUERRA and ARGELIA RANGEL, a married couple.

Nancy Lenke  
Notary Public, State of Texas



AFTER RECORDING RETURN TO:  
HECTOR F. CHAVEZ VARELA and MIRELLA VELASCO CHAVEZ

PREPARED BY:  
LEWIS PEÑA FALCON & COOK  
Attorneys At Law  
3111 W. Freddy Gonzalez Drive  
Edinburg, Texas 78539  
GF#: 934588; DP:bc



# PLANNING DEPARTMENT

Rev. 05-18-20

## County of Hidalgo

Main Office  
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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: 4-5342

### 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: Sergio Mendez

Address: 8209 E. Montecristo Rd  
Edinburg TX  
78542

Phone: 956 638 1390

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		
Date Approved:	<u>1 / 1</u>	<u>10 / 27 / 21</u>

Water Supplier: N/A

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

Account/ESI No.: 1000034000  
[ ] Temporary Pole [x] Permanent Service

*Water Service exists already on property.*  
*Pending Septic System installation.*  
*Applicant will bring in Septic Report following installation.*  
*D.G. 10/27/21*

regarding the land described as:

Fincon De Encinos #5 Lot #5

on November 16, 20 21, 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 2/25/20);

(verified by Murray);

(verified by W. Ramirez);

(verified by W. Ramirez);

(verified by Murray);

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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1304 South 25<sup>th</sup> Street  
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956-973-7850

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Mission, TX 78572  
956-205-7045  
956-205-7049

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 4-5342

### 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: Sergio Mendez  
Address: 8209 E Monte Cristo Rd  
Edinburg Tx 78542  
Phone: 956-638-139

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

Rincon De Encinas #5 LOT # 5

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

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

[Signature] 10-27-21  
Requesting Party (Signature) Date

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

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) pmt

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

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

11/03/21 [Signature]  
Date County Official



COUNTY OF HIDALGO  
PLANNING DEPARTMENT

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 4-5342  
Receipt No.: 020748  
R2845-05-000-0005-00

- MENDOZA SERGIO  
3022 BORDERS DR  
EDINBURG, TX 78539  
(956) 638-1390  
(956) 821-0141
- [1] Contractor: SELF
  - [2] Water System: North Alamo WSC
  - [3] Class of Work: 25 Residential, new, Single Family Dwelling
  - [4] Size of Structure: 3080Sq.Ft.
  - [5] Legal Description: RINCON DE ENCINOS #5 LOT 5
  - [6] Location: MONTECRISTO RD AND 3RD
  - [7] Sewage: North Alamo WSC
  - [8] Construction Type: Wood
  - [9] Est. Cost of Construction: \$210.000
  - [10] Flood Zone: Zone AE

Community Panel Number: 4803340325D  
Precinct: 4  
Certification of Elevation Required: No  
Setbacks: Front 50', Rear 40', Side 7', Side 7', Corner '  
Special Conditions: MUST COMPLY WITH HCPD SETBACKS  
RULES AND REGULATIONS  
Description: Permit 4-5342  
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

10/27/21  
Date

[NOTICE]

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Victor G. Luna  
Signature of Owner or Applicant

10/27/21  
Date

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**General Warranty Deed**

Date: MARCH 2, 2020

Grantor: RAFAEL FERNANDEZ and wife, ANGELICA MARIA FERNANDEZ

Grantor's Mailing Address: 705 SUN CHASE ST.  
SAN JUAN, TEXAS 78589  
HIDALGO COUNTY

Grantee: SERGIO MENDOZA, a married person

Grantee's Mailing Address: 3022 BORDERS DR.  
EDINBURG, TEXAS 78542  
HIDALGO COUNTY

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

Property (including any improvements):

Lot Five (5), RINCON DE ENCINOS SUBDIVISION NO. 5, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 35, Pages 135-137, Map Records, Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from Conveyance: NONE

Exceptions to Conveyance and Warranty:

- a. Restrictive covenants as recorded in Document No. 859598 and Volume 35, Pages 135-137, Map Records, Hidalgo County, Texas.
- b. Standby fees, taxes and assessments by any taxing authority for the year 2020, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.
- c. Statutory rights, rules, regulations, easements and liens in favor of Delta Lake Irrigation District, pursuant to applicable sections of the Texas Water Code.
- d. Easements, setback lines and reservations as shown according to the map or plat thereof recorded in Volume 35, Pages 135-137, Map Records of Hidalgo County, Texas.
- e. Right of way easement executed by J. Burton Wahl and Leona Mary Wahl to Central Power and Light, recorded in Volume 658, Page 2, Deed Records, Hidalgo County, Texas.
- f. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated August 27, 1934, recorded in Volume 8, Page 532, unitized in Volume 189, Page 512, Oil and Gas Records of Hidalgo County, Texas.
- g. Interest in and to all coal, lignite, oil, gas, and other minerals, and all rights incident thereto, contained in instrument dated September 10, 1927, executed by W.A. Harding to Owen H. Henson, recorded in Volume 265, Page 392, Deed Records of Hidalgo County, Texas.
- h. Interest in and to all coal, lignite, oil, gas, and other minerals, and all rights incident thereto, contained in instrument dated January 13, 1945, executed by Bentsen Bros., Inc. to Burton Wahl, et.al., recorded in Volume 542, Page 430, Deed Records of Hidalgo County, Texas.
- i. Interest in and to all coal, lignite, oil, gas, and other minerals, and all rights incident thereto, contained in instrument dated May 18, 1945, executed by Rio Farms, Inc. to Bentsen Brothers, Inc., recorded in Volume 561, Page 144, Deed Records of Hidalgo County, Texas.
- j. Coal, lignite, oil, gas or other mineral interest(s), together with rights incident thereto, contained in instrument dated August 11, 2003, executed by Gaston, Hendrix & Gaston, a Texas Partnership to Jorge Luis Garcia and Martha San Miguel, recorded under Document

Charge San Jacinto Title Services  
SJTC/ 202431378 GF # D.G.

No. 1234416, Official Records of Hidalgo County, Texas, which document contains the following language "Save and Except, and there is hereby reserved unto Grantor, Grantor's successors and assigns, all oil, gas, and other minerals in, on, or under, or that may be produced from the Property, together with the right of ingress and egress at all times for the purpose of mining, drilling, exploring, operating, and developing said property for oil, gas, and/or other minerals and removing the same therefrom".

- k. 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.
- l. Subdivision regulations of the County of Hidalgo and/or ordinances or regulations of the city holding extra-territorial jurisdiction of said property.

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.

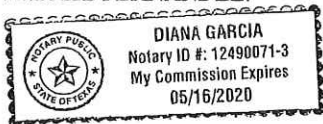
  
\_\_\_\_\_  
RAFAEL FERNANDEZ

  
\_\_\_\_\_  
ANGELICA MARIA FERNANDEZ

ACKNOWLEDGMENT

STATE OF TEXAS       §  
                                  §  
COUNTY OF HIDALGO   §

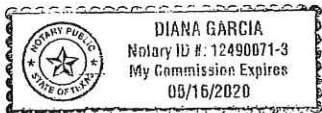
This instrument was acknowledged before me on the 3<sup>rd</sup> day of March, 2020,  
by RAFAEL FERNANDEZ.



  
\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS       §  
                                  §  
COUNTY OF HIDALGO   §

This instrument was acknowledged before me on the 3<sup>rd</sup> day of March, 2020,  
by ANGELICA MARIA FERNANDEZ.



  
\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

PREPARED BY:  
SLUSHER & ASSOCIATES, PLLC  
4900 N. 10<sup>TH</sup>, STE, E-2  
McALLEN, TEXAS 78504  
GF# 202437378

AFTER RECORDING, RETURN TO:  
SERGIO MENDOZA  
3022 BORDERS DR.  
EDINBURG, TEXAS 78542



# PLANNING DEPARTMENT

Rev. 05-18-20

## 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  
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

*Seven*

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: Buena Tierra Development, Inc.

Address: 402 Big Horn Dr. Edinburg, TX. 78542

Phone: 361-0726

Water Supplier: NAWSC

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

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

regarding the land described as: part of lots 303 + 304 San Joaquin Ph. III lots 303-A, 304-A, 305 + 306

on November 16, 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 10/19/21);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by Flor 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 Flor 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 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 M Ramirez);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by Flor 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 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

*Seuler*

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: WPA

### 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 Development, Inc.

Address: 902 Big Horn Dr.

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.):

A 2.34 acre tract of land being all of Lots 363 and 364, San Joaquin Subdivision Phase III, Hidalgo County, Texas

*lots 363-A, 364-A, 365 & 366*

#### 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)

*9-21-21*

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:

10/22/21  
Date

[Signature]  
County Official





# PLANNING DEPARTMENT

Rev. 05-18-20

## 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  
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

OSSF'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: Lauro Zepeda

Address: 2401 Wildwood Rd.  
Weslaco, TX. 78594

Phone: 975-8989

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

Water Supplier: NHWS

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

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

regarding the land described as:

Villas Zepeda (lot) 1-8

on November 16, 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 10-19-21);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by Flor 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 Flor 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 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 Flor Sesin);

[Signature]  
Planning Department Authorized Signature

[Signature]  
Hidalgo County Judge

[Blank]  
Date

ATTEST:

[Blank]  
Hidalgo County Clerk

[Blank]  
Date



# PLANNING DEPARTMENT

Rev. 05-18-20

## County of Hidalgo

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956-318-2844

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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

*ass's examined.*

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: Laura Zepeda

Address: 2601 Wildwood Rd.

Weslaco TX 78596

Phone: 956 975-8989

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

LOTS 1-8, VILLAS ZEPEDA SUBDIVISION, HIDALGO COUNTY TX.

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

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

Laura Zepeda  
Requesting Party (Signature)

9/30/21  
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:

10/20/21  
Date

[Signature]  
County Official





# PLANNING DEPARTMENT

Rev. 05-18-20

## County of Hidalgo

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

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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 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: San Jacinto Enterprises, LLC.

Address: 2100 W. Expressway 83  
Mercedes, TX. 78540

Water Supplier: N/A WSC

Utility Provider:  M.V.E.C.     AEP

Phone: (956) 505-9813

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

regarding the land described as:

San Jacinto Estates 100.10 Ph. I lots. 1-144

on November 16, 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;

(Date approved 11/28/21);

(verified by Flora 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 WRamirez);

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 WRamirez);

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

(verified by Flora Sesin);

\_\_\_\_\_  
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 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

*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: San Jacinto Enterprises, LLC

Address: 2100 W. Expressway 83

Mercedes, Texas 78570

Phone: (956) 565-9813

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

San Jacinto Estates No. 10 Phase I: A 43.16 acre tract of land being all of Farm Tract 87 and 3.16 acres out of Farm Tract 94, West and Adams Tracts Subdivision, Hidalgo County, Texas lots 1-144

#### 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)

9/7/21  
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:

10/22/21  
Date

[Signature]  
County Official

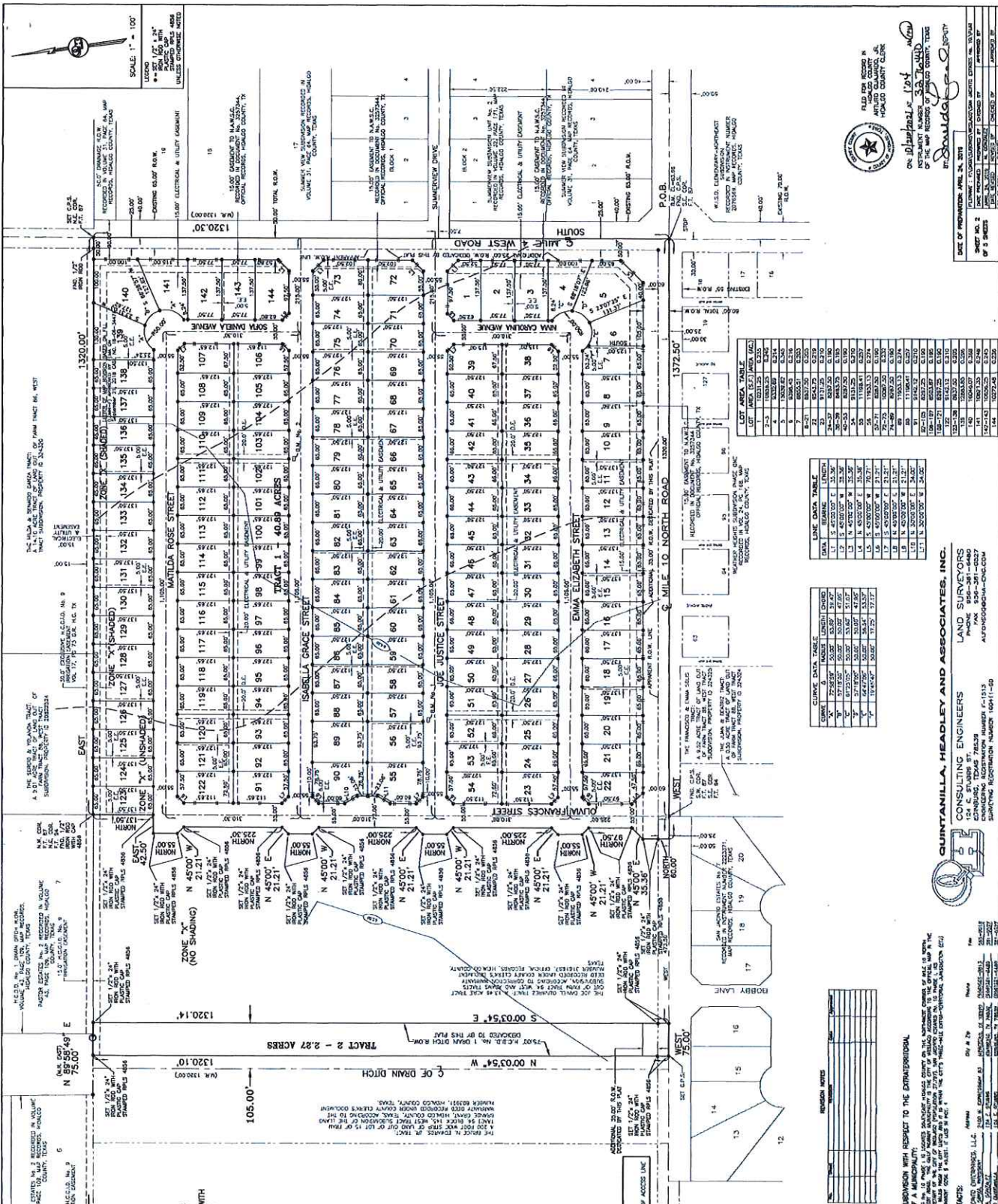
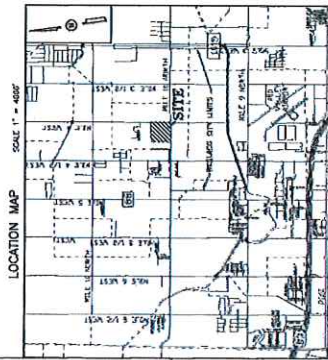
**SAN JACINTO ESTATES No. 10  
PHASE I**

A 43.16 ACRE TRACT OF LAND BEING ALL OF FARM TRACT 87 AND 3.16 ACRES OUT OF FARM TRACT 94, WEST AND ADAMS TRACTS SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO WARRANTY DEED WITH DONOR'S LEASE RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2875812 AND 2875868, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF HIDALGO

I, **Alfredo**, a Licensed Professional Land Surveyor in the State of Texas, do hereby certify that the foregoing is a true and correct copy of the original plat as shown to me in actual conformity with the provisions of the Ordinance under the authority of the State of Texas.

DATE: 4-24-14



LOT AREA TABLE

LOT	AREA (SQUARE FEET)	AREA (ACRES)
1	10,000	0.2296
2	10,000	0.2296
3	10,000	0.2296
4	10,000	0.2296
5	10,000	0.2296
6	10,000	0.2296
7	10,000	0.2296
8	10,000	0.2296
9	10,000	0.2296
10	10,000	0.2296
11	10,000	0.2296
12	10,000	0.2296
13	10,000	0.2296
14	10,000	0.2296
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19	10,000	0.2296
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27	10,000	0.2296
28	10,000	0.2296
29	10,000	0.2296
30	10,000	0.2296
31	10,000	0.2296
32	10,000	0.2296
33	10,000	0.2296
34	10,000	0.2296
35	10,000	0.2296
36	10,000	0.2296
37	10,000	0.2296
38	10,000	0.2296
39	10,000	0.2296
40	10,000	0.2296
41	10,000	0.2296
42	10,000	0.2296
43	10,000	0.2296
44	10,000	0.2296
45	10,000	0.2296
46	10,000	0.2296
47	10,000	0.2296
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93	10,000	0.2296
94	10,000	0.2296
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97	10,000	0.2296
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99	10,000	0.2296
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137	10,000	0.2296
138	10,000	0.2296
139	10,000	0.2296
140	10,000	0.2296
141	10,000	0.2296
142	10,000	0.2296
143	10,000	0.2296
144	10,000	0.2296

LINE DATA TABLE

LINE NO.	BEARING	LENGTH
1	N 0° 00' 00" E	100.00
2	S 90° 00' 00" E	100.00
3	S 0° 00' 00" W	100.00
4	N 90° 00' 00" W	100.00
5	N 0° 00' 00" E	100.00
6	S 90° 00' 00" E	100.00
7	S 0° 00' 00" W	100.00
8	N 90° 00' 00" W	100.00
9	N 0° 00' 00" E	100.00
10	S 90° 00' 00" E	100.00
11	S 0° 00' 00" W	100.00
12	N 90° 00' 00" W	100.00
13	N 0° 00' 00" E	100.00
14	S 90° 00' 00" E	100.00
15	S 0° 00' 00" W	100.00
16	N 90° 00' 00" W	100.00
17	N 0° 00' 00" E	100.00
18	S 90° 00' 00" E	100.00
19	S 0° 00' 00" W	100.00
20	N 90° 00' 00" W	100.00
21	N 0° 00' 00" E	100.00
22	S 90° 00' 00" E	100.00
23	S 0° 00' 00" W	100.00
24	N 90° 00' 00" W	100.00
25	N 0° 00' 00" E	100.00
26	S 90° 00' 00" E	100.00
27	S 0° 00' 00" W	100.00
28	N 90° 00' 00" W	100.00
29	N 0° 00' 00" E	100.00
30	S 90° 00' 00" E	100.00
31	S 0° 00' 00" W	100.00
32	N 90° 00' 00" W	100.00
33	N 0° 00' 00" E	100.00
34	S 90° 00' 00" E	100.00
35	S 0° 00' 00" W	100.00
36	N 90° 00' 00" W	100.00
37	N 0° 00' 00" E	100.00
38	S 90° 00' 00" E	100.00
39	S 0° 00' 00" W	100.00
40	N 90° 00' 00" W	100.00
41	N 0° 00' 00" E	100.00
42	S 90° 00' 00" E	100.00
43	S 0° 00' 00" W	100.00
44	N 90° 00' 00" W	100.00
45	N 0° 00' 00" E	100.00
46	S 90° 00' 00" E	100.00
47	S 0° 00' 00" W	100.00
48	N 90° 00' 00" W	100.00
49	N 0° 00' 00" E	100.00
50	S 90° 00' 00" E	100.00
51	S 0° 00' 00" W	100.00
52	N 90° 00' 00" W	100.00
53	N 0° 00' 00" E	100.00
54	S 90° 00' 00" E	100.00
55	S 0° 00' 00" W	100.00
56	N 90° 00' 00" W	100.00
57	N 0° 00' 00" E	100.00
58	S 90° 00' 00" E	100.00
59	S 0° 00' 00" W	100.00
60	N 90° 00' 00" W	100.00
61	N 0° 00' 00" E	100.00
62	S 90° 00' 00" E	100.00
63	S 0° 00' 00" W	100.00
64	N 90° 00' 00" W	100.00
65	N 0° 00' 00" E	100.00
66	S 90° 00' 00" E	100.00
67	S 0° 00' 00" W	100.00
68	N 90° 00' 00" W	100.00
69	N 0° 00' 00" E	100.00
70	S 90° 00' 00" E	100.00
71	S 0° 00' 00" W	100.00
72	N 90° 00' 00" W	100.00
73	N 0° 00' 00" E	100.00
74	S 90° 00' 00" E	100.00
75	S 0° 00' 00" W	100.00
76	N 90° 00' 00" W	100.00
77	N 0° 00' 00" E	100.00
78	S 90° 00' 00" E	100.00
79	S 0° 00' 00" W	100.00
80	N 90° 00' 00" W	100.00
81	N 0° 00' 00" E	100.00
82	S 90° 00' 00" E	100.00
83	S 0° 00' 00" W	100.00
84	N 90° 00' 00" W	100.00
85	N 0° 00' 00" E	100.00
86	S 90° 00' 00" E	100.00
87	S 0° 00' 00" W	100.00
88	N 90° 00' 00" W	100.00
89	N 0° 00' 00" E	100.00
90	S 90° 00' 00" E	100.00
91	S 0° 00' 00" W	100.00
92	N 90° 00' 00" W	100.00
93	N 0° 00' 00" E	100.00
94	S 90° 00' 00" E	100.00
95	S 0° 00' 00" W	100.00
96	N 90° 00' 00" W	100.00
97	N 0° 00' 00" E	100.00
98	S 90° 00' 00" E	100.00
99	S 0° 00' 00" W	100.00
100	N 90° 00' 00" W	100.00
101	N 0° 00' 00" E	100.00
102	S 90° 00' 00" E	100.00
103	S 0° 00' 00" W	100.00
104	N 90° 00' 00" W	100.00
105	N 0° 00' 00" E	100.00
106	S 90° 00' 00" E	100.00
107	S 0° 00' 00" W	100.00
108	N 90° 00' 00" W	100.00
109	N 0° 00' 00" E	100.00
110	S 90° 00' 00" E	100.00
111	S 0° 00' 00" W	100.00
112	N 90° 00' 00" W	100.00
113	N 0° 00' 00" E	100.00
114	S 90° 00' 00" E	100.00
115	S 0° 00' 00" W	100.00
116	N 90° 00' 00" W	100.00
117	N 0° 00' 00" E	100.00
118	S 90° 00' 00" E	100.00
119	S 0° 00' 00" W	100.00
120	N 90° 00' 00" W	100.00
121	N 0° 00' 00" E	100.00
122	S 90° 00' 00" E	100.00
123	S 0° 00' 00" W	100.00
124	N 90° 00' 00" W	100.00
125	N 0° 00' 00" E	100.00
126	S 90° 00' 00" E	100.00
127	S 0° 00' 00" W	100.00
128	N 90° 00' 00" W	100.00
129	N 0° 00' 00" E	100.00
130	S 90° 00' 00" E	100.00
131	S 0° 00' 00" W	100.00
132	N 90° 00' 00" W	100.00
133	N 0° 00' 00" E	100.00
134	S 90° 00' 00" E	100.00
135	S 0° 00' 00" W	100.00
136	N 90° 00' 00" W	100.00
137	N 0° 00' 00" E	100.00
138	S 90° 00' 00" E	100.00
139	S 0° 00' 00" W	100.00
140	N 90° 00' 00" W	100.00
141	N 0° 00' 00" E	100.00
142	S 90° 00' 00" E	100.00
143	S 0° 00' 00" W	100.00
144	N 90° 00' 00" W	100.00

CURVE DATA TABLE

STATION	BEARING	LENGTH	CHORD	DELTA
1	N 0° 00' 00" E	100.00	100.00	0° 00' 00"
2	S 90° 00' 00" E	100.00	100.00	90° 00' 00"
3	S 0° 00' 00" W	100.00	100.00	180° 00' 00"
4	N 90° 00' 00" W	100.00	100.00	270° 00' 00"
5	N 0° 00' 00" E	100.00	100.00	360° 00' 00"
6	S 90° 00' 00" E	100.00	100.00	450° 00' 00"
7	S 0° 00' 00" W	100.00	100.00	540° 00' 00"
8	N 90° 00' 00" W	100.00	100.00	630° 00' 00"
9	N 0° 00' 00" E	100.00	100.00	720° 00' 00"
10	S 90° 00' 00" E	100.00	100.00	810° 00' 00"
11	S 0° 00' 00" W	100.		



# PLANNING DEPARTMENT

Rev. 05-18-20

## 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  
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 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
<u>[Signature]</u>	<u>[Signature]</u>	<u>[Signature]</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	/ /	/ /

Name: Mr. Daniel Olivarez

Address: 1614 N. Texas  
Weslaco, TX. 78596

Water Supplier: NATWSC

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

Phone: 956-9813

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

regarding the land described as:

San Jacinto Estates NO. 10 Plat # 108145-192

on November 16, 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;
- Yes an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable;
- No individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023;
- Yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(Date approved 9/28/21 );  
 (verified by Flu Sesin );  
 (verified by MRamirez );  
 (verified by MRamirez );  
 (verified by Flu Sesin );

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 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

*sewer*

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: Joe Daniel Olivarez

Address: 614 N. Texas

Weslaco, Texas 78596

Phone: 956-9813

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

San Jacinto Estates No. 10 Phase II: A 13.49 acre tract of land out of Farm Tract 94, West and Adams Tracts Subdivision, Hidalgo County, Texas

*105 145-192*

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

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

*Joe Olivarez*  
Requesting Party (Signature)

9/8/21  
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:

10/26/21  
Date

Yun Jessie  
County Official





# PLANNING DEPARTMENT

Rev. 05-18-20

## 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  
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

DSSP'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:

Name: BBR Development + Investments LLC.  
Address: 3229 page Ave.  
Edinburg, TX. 78539  
Phone: 330-1995

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: BBR NO.3 lots 1-34

on November 16, 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 10-19-21);  
Flor Sesin  
(verified by Flor Sesin);  
(verified by WRamirez);  
(verified by WRamirez);  
(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 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

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

Precinct 1 2 3 4

Application No:   P/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:** RBR Development & Investments, LLC

**Address:** 3229 Page Ave.

Edinburg, TX 78539

**Phone:** 380-1995

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

A 20.33 acre tract of land being the east 29.7 feet of the south 480 feet of Lot 41 and all of Lots 43 and 45, Delta Orchards Company Unit No. 1, Hidalgo County, Texas. lots 1-34 RBR NO.3 Subdivision

#### 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)

10/8/2021

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:

10/21/21  
Date

*[Signature]*  
County Official





# PLANNING DEPARTMENT

Rev. 05-18-20

## 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  
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

OSSF'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:

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

Name: Urban Infrastructure Group, LLC

Address: 260 S. Texas Blvd. Ste. 403  
Weslaco, TX 78596

Water Supplier: MHWSC

Utility Provider:  M.V.E.C.     AEP

Phone: 409-3337

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

regarding the land described as:

Agado Subdivision lots 1-5

on November 16, 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 10-19-21);

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;

(verified by Fior Sejin);  
Fior Sejin

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 Fior Sejin);

[Signature]  
Planning Department Authorized Signature

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

\_\_\_\_\_  
Date

ATTEST:

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

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT

Rev. 05-18-20

## County of Hidalgo

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

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1900 Joe Stephens Ave.  
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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: 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: Urban Infrastructure Group, INC

Address: 260 S. Texas Blvd, Ste. 403, Weslaco TX, 78596

Phone: 956-403-3337

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

Agado Subdivision lots 1-5

3.00 Acres of land out of share No. 2, subdivision of the Mora Estates, Hidalgo County, Texas as per map recorded in volume 4, page 50, H.C.M.R.

#### 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)

6/14/21  
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:

10/22/21  
Date

[Signature]  
County Official

