

	PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT		APPLICATION NO.
1.	Analilia Trevino		4-5234
2.	Tres Maravillas, LLC	SAN MARTIN SUBDIVISION NO. 7, LOTS 1-44	BLANKET COVER
3.	Roel A. Rodriguez Jr. RBR Devel. & Inv. LLC	RBR SUBDIVISION NO. 4, LOTS 1-6	BLANKET COVER
4.	PDP MILE 4, LTD a Texas Limited Partnership	PUEBLO DE PALMAS PHASE 26 SUBD., LOTS 461-566	BLANKET COVER
5.	Richard Ruppert-Border Town Devel. LLC	BORDER TOWN SUBDIVISION NO. 3, LOTS 1-109	BLANKET COVER
	COMM. COURT: JUNE 9, 2022		



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: 4-5234

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: Analilia Trevino

Address: 1327 Royal Palm St
Alamo TX 78516

Phone: 956-827-7353

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	/ /	existing Septic 6/1/22

Water Supplier: City of Edinburg

Utility Provider: ☐ M.V.E.C. ☐ AEP

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

regarding the land described as:

LOS VENADOS ph. 6 lot 624

on June 9, 2022, 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 10/27/05);

(verified by [Signature]);

(verified by MRamirez);

(verified by MRamirez);

(verified by [Signature]);

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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T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4
Application No: 4-5234

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: Analilia Treviño
Address: 1327 Royal Palm St
Alamo, TX 78516
Phone: 956 827-7353

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

LOS Venados ph. 4 lot 624

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)

6/1/22
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:

6/1/22
Date

[Signature]
County Official



Chapter 232, Texas Local Government Code

9/23/2021 3:38:46 PM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

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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 4-5234
Receipt No.: 020245
L6446-06-000-0624-00

TREVINOADRIAN & ANALILIA

1327 ROYAL PALM ST

ALAMO, TX 78516

(956) 533-3227

(956) 533-3227

[1] Contractor: SELF

[2] Water System: City of Edinburg

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

[4] Size of Structure: 2900Sq.Ft.

[5] Legal Description: LOS VENADOS PH 6 LOT 624

[6] Location: 186 AND 281

[7] Sewage: N/A

[8] Construction Type: Wood

[9] Est. Cost of Construction: \$150000

[10] Flood Zone: Zone C

Community Panel Number: 4803340225B

Precinct: 4

Certification of Elevation Required: No

Setbacks: Front 100', Rear 15', Side 20', Side 20', Corner '

Special Conditions: **MUST COMPLY WITH HCPD SETBACKS
RULES AND REGULATIONS**

Description: Permit 4-5234

Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash

Check/M.O.#:

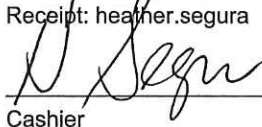
Payment: \$30.00

Change Due: \$0.00

Application: heather.segura

Inspector: peter.hernandez

Receipt: heather.segura


Cashier

9/23/21
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

9-23-21
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: December 2, 2020

Grantor: TREMOR HOMES LLC

Grantor's Mailing Address (including county): 1327 Royal Palm
Alamo, Texas 78516
Hidalgo County, Texas

Grantee: ADRIAN TREVIÑO and ANALILIA TREVIÑO

Grantee's Mailing Address (including county): 1327 Royal Palm
Alamo, Texas 78516
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 624, LOS VENADOS SUBDIVISION PHASE VI, an Addition to the City of Edinburg, Hidalgo County, Texas, according to the plat or map thereof recorded in Volume 49, Pages 30 through 37, Map Records of Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; all easements, rules, regulations, rights, obligations, and other matters arising from and existing by reason of the water or irrigation district, if any, in which the property is situated; and taxes for the current year, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

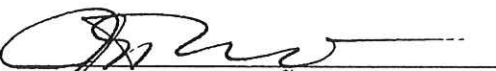
Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have

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.

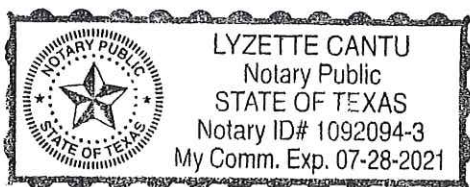
NO TITLE, TAX, OR SURVEY EXAMINATION WAS REQUESTED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION ON TITLE, TAX, OR SURVEY OF THIS PROPERTY OR WHETHER THE PROPERTY COMPLIES WITH FEDERAL, STATE, OR LOCAL LAWS OR REGULATIONS.

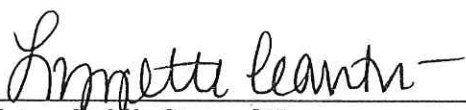
TREMOR HOMES LLC

By: 
JACINTO G. TREVIÑO,
Managing Member

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 7th day of December, 2020, by JACINTO G. TREVIÑO, Managing Member of TREMOR HOMES LLC, a Texas limited liability company, on behalf of said limited liability company.




Notary Public State of Texas

AFTER RECORDING RETURN TO:
ADRIAN TREVIÑO and
ANALILIA TREVIÑO
1327 Royal Palm
Alamo, Texas 78516

PREPARED IN THE LAW OFFICE OF:
LEWIS PEÑA FALCON & COOK
ATTORNEYS AT LAW
3111 W. Freddy Gonzalez Drive
EDINBURG, TEXAS 78539
GF# w2020-147

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.
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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: DA

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

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

PARTY MAKING REQUEST:

Name: Tres Maravillas, LLC

Address: 902 Bighorn Drive

Edinburg, TX 78542

Phone: (956) 239-1279

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

A 27.53 acre tract of land out of Lots 1 and 2, Block 3, and out of Lot 2, Block 16 La Blanca "B" Lands of La Blanca Agricultural Co. Subdivision, Hidalgo County, Texas. San Martin No. 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

[Signature]
Requesting Party (Signature)

5/13/22
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:

5/19/22
Date

[Signature]
County Official



PLANNING DEPARTMENT

Rev. 05-18-20

County of Hidalgo

Main Office
1304 South 25th Street
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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:

Name: Roel A. Rodriguez
BBR Development + Infrastructure
Address: 3329 Page Ave.
Edinburg, TX 78539

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	<u>MRamirez</u> Authorized Signature
Date Approved:	<u>/ /</u>	<u>existing OSSFs</u> <u>05/24/22</u>

Phone: 330-1995

Water Supplier: N/A WSC

Utility Provider: ☒ M.V.E.C. ☐ AEP

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

regarding the land described as: BBR NO. 4 lots 1-4

on June 9, 2022, 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 3/22/22);

(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

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956-205-7045
956-205-7049

OSF's
installed.
Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No:

D/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: ROEL A. RODRIGUEZ JR - RBR DEVELOPMENT & INVESTMENTS LLC

Address: 3329 PAGE AVE

EDINBURG, TX 78539

Phone: 956-330-1995

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

RBR SUBDIVISION NO. 4

lots 1-6.

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Paul A. Rodriguez

Requesting Party (Signature)

3/2/2022

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:

5/4/22
Date

Elm Sesia
County Official

STATE OF TEXAS
COUNTY OF HIDALGO
COMMISSIONERS OF DEEDS, RECORDS, AND AGENCIES
THIS PLAT SHEET, TOGETHER WITH THE INSTRUMENTS OF DEEDS, RECORDS, AND AGENCIES, IS HEREBY FILED FOR RECORD IN THE PUBLIC RECORDS OF HIDALGO COUNTY, TEXAS, IN ACCORDANCE WITH THE PROVISIONS OF THE ACTS OF THE LEGISLATURE OF THE STATE OF TEXAS, RELATIVE TO THE RECORDING OF PLAT SHEETS, AND THE INSTRUMENTS OF DEEDS, RECORDS, AND AGENCIES, IN THE PUBLIC RECORDS OF HIDALGO COUNTY, TEXAS.

APPROVED BY
COUNTY CLERK
DATE 3/15/2022

APPROVED BY
COUNTY CLERK
DATE 3/15/2022

APPROVED BY
COUNTY CLERK
DATE 3/15/2022

APPROVED BY
COUNTY CLERK
DATE 3/15/2022

STATE OF TEXAS
COUNTY OF HIDALGO
COMMISSIONERS OF DEEDS, RECORDS, AND AGENCIES
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APPROVED BY
COUNTY CLERK
DATE 3/15/2022

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DATE 3/15/2022

STATE OF TEXAS
COUNTY OF HIDALGO
COMMISSIONERS OF DEEDS, RECORDS, AND AGENCIES
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APPROVED BY
COUNTY CLERK
DATE 3/15/2022

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COUNTY CLERK
DATE 3/15/2022

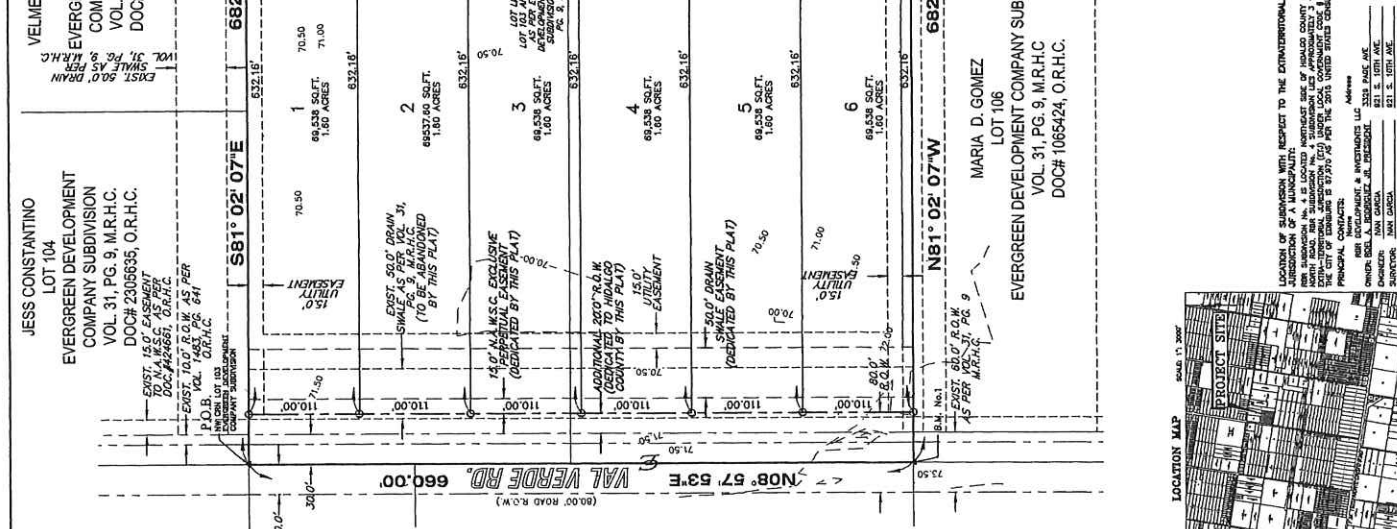
STATE OF TEXAS
COUNTY OF HIDALGO
COMMISSIONERS OF DEEDS, RECORDS, AND AGENCIES
THIS PLAT SHEET, TOGETHER WITH THE INSTRUMENTS OF DEEDS, RECORDS, AND AGENCIES, IS HEREBY FILED FOR RECORD IN THE PUBLIC RECORDS OF HIDALGO COUNTY, TEXAS, IN ACCORDANCE WITH THE PROVISIONS OF THE ACTS OF THE LEGISLATURE OF THE STATE OF TEXAS, RELATIVE TO THE RECORDING OF PLAT SHEETS, AND THE INSTRUMENTS OF DEEDS, RECORDS, AND AGENCIES, IN THE PUBLIC RECORDS OF HIDALGO COUNTY, TEXAS.

APPROVED BY
COUNTY CLERK
DATE 3/15/2022

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COUNTY CLERK
DATE 3/15/2022





PLANNING DEPARTMENT

Rev. 05-18-20

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2401 N. Moorefield Rd.
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956-205-7045
956-205-7049

Secuer

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: *PPP Mile 4, LTD. a Texas United Partnership*
Address: *P.O. Box 1000 Mission, Tx. 78573*

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	<i>MRamirez</i> Authorized Signature
Date Approved:	<i>1 / 1</i>	<i>existing sewer</i> <i>05/24/22</i>

Phone: *583-1114*

Water Supplier: *NAWSC*

Utility Provider: ☐ M.V.E.C. ☒ AEP

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

regarding the land described as: *Puerto De Palmas Ph. 26 lots 461-566.*

on *June 9*, 20*22*, 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 *5/3/22*);

(verified by *Florsain*);

(verified by *MRamirez*);

(verified by *MRamirez*);

(verified by *Florsain*);

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

Sever

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: PDP MILE 4, LTD, a Texas Limited Partnership

Address: P.O. BOX 1000

MISSION, TX

Phone: 956-583-1114

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

SEE ATTACHED WARRANTY DEED

Pueblo de Palmas Ph. 2e lots 441-566

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

PDP Mile 4, LTD, a Texas Limited Partnership

[Signature], Attorney in Fact
Requesting Party (Signature)

3/25/22
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- ☒ Deed
☐ Executory Contract
☐ Lease

- ☐ Rent Receipt
☒ Affidavit
☐ Other (describe)

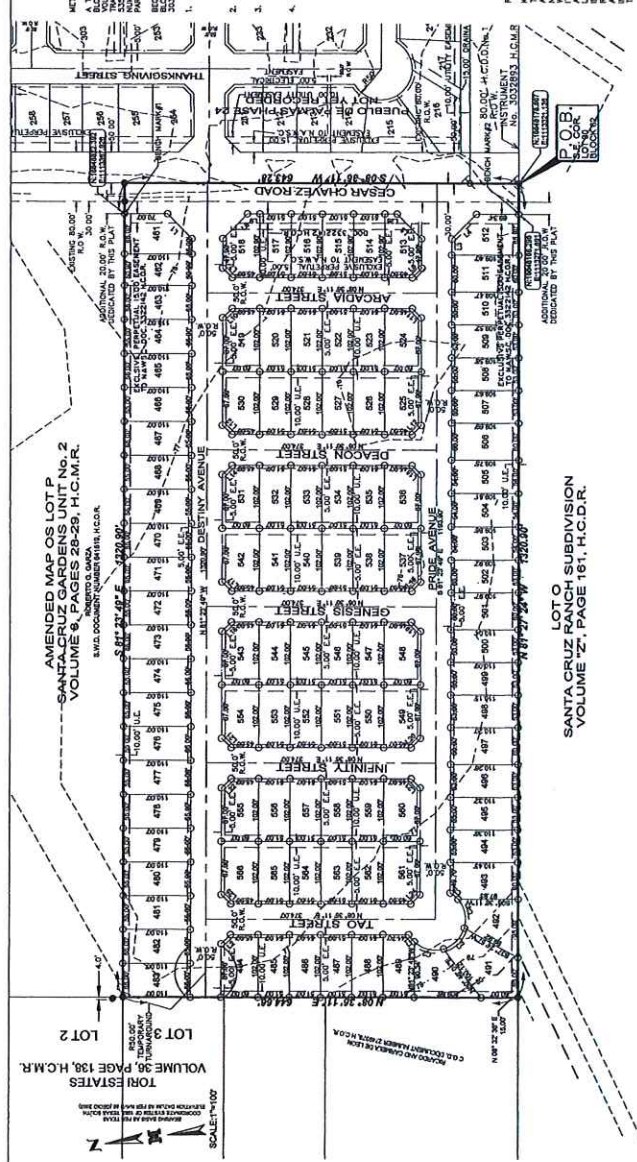
Copy of Subd. plat

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

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

5/3/22
Date

[Signature]
County Official



AMENDED MAP OF LOT 26
SANTA CRUZ RANCH SUBDIVISION
VOLUME 9, PAGE 28-29, H.C.M.R.

LOT 26
SANTA CRUZ RANCH SUBDIVISION
VOLUME 9, PAGE 28-29, H.C.M.R.

LOT 26
SANTA CRUZ RANCH SUBDIVISION
VOLUME 9, PAGE 28-29, H.C.M.R.

INDEX TO SHEET OF PUEBLO DE PALMAS PHASE 26

SHEET 1: PLAT MAP, LOCATION MAP, AND CITY MAP. CONTRACTS MAP, LOT, AND PLAT MAP. CONTRACTS MAP, LOT, AND PLAT MAP. CONTRACTS MAP, LOT, AND PLAT MAP.

SHEET 2: PLAT MAP, LOCATION MAP, AND CITY MAP. CONTRACTS MAP, LOT, AND PLAT MAP. CONTRACTS MAP, LOT, AND PLAT MAP. CONTRACTS MAP, LOT, AND PLAT MAP.

SHEET 3: PLAT MAP, LOCATION MAP, AND CITY MAP. CONTRACTS MAP, LOT, AND PLAT MAP. CONTRACTS MAP, LOT, AND PLAT MAP. CONTRACTS MAP, LOT, AND PLAT MAP.

STATE OF TEXAS
COUNTY OF HIDALGO

OWNERS' DEDICATION, CERTIFICATION, AND ATTESTATION

I, JUAN J. GARCIA, JR., being a duly qualified and duly sworn surveyor, do hereby certify that the foregoing plat and map were prepared by me or under my direct supervision and in accordance with the laws of the State of Texas, and that the same are true and correct.

100 RESIDENTIAL LOTS

LOCATION MAP

100 RESIDENTIAL LOTS

100 RESIDENTIAL LOTS

LOCATION MAP

100 RESIDENTIAL LOTS

100 RESIDENTIAL LOTS

LOCATION MAP

100 RESIDENTIAL LOTS

STATE OF TEXAS
COUNTY OF HIDALGO

OWNERS' DEDICATION, CERTIFICATION, AND ATTESTATION

I, JUAN J. GARCIA, JR., being a duly qualified and duly sworn surveyor, do hereby certify that the foregoing plat and map were prepared by me or under my direct supervision and in accordance with the laws of the State of Texas, and that the same are true and correct.



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

OSF'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: Richard W. Ruppert
Border Town Dev. LLC.
Address: P.O. Box 959
Edinburg, TX. 78540

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	<u>MRamirez</u> Authorized Signature
Date Approved:	/ /	<u>OSF's Escrowed</u> 5/23/22

Phone: 383-0068

Water Supplier: NWWS.

Utility Provider: ☒ M.V.E.C. ☐ AEP

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

regarding the land described as:

NO.
Border Town Phase 3 lots 1-109

on June 9, 20 22, 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 2/22/22);

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;

(verified by Juan Serrin);

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 MRamirez);

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 MRamirez);

yes

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

(verified by Juan Serrin);

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

OSSF's enclosed

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: RICHARD W RUPPERT - BORDER TOWN DEVELOPMENT LLC

Address: P.O. BOX 959

EDINBURG, TX 78540

Phone: 956-383-0868

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

BORDER TOWN SUBDIVISION NO.3

lots 1-109

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

[Signature]
Requesting Party (Signature)

1 Feb 2022
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:

5/4/22
Date

[Signature]
County Official

