



PLANNING DEPARTMENT

Rev. 6-14-22

County of Hidalgo

Main Office
2818 S. Business 281
Edinburg, Texas 78539
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: 4-6448

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: Andrea A. Rios

Address: 136007 Bennetts
Edcouch TX

Phone: (956) 566-0650

Approved by Environmental Health:	Temporary Service <u>[Signature]</u>	Final Service
Inspection/Permit No: <u>No septic/water on lot</u>	Authorized Signature	Authorized Signature
Date Approved: <u>10/12/22</u>		<u>/ /</u>

Water Supplier: NAWS

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

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

regarding the land described as: Blue Jay lot 10

on November 1, 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 5/28/20);
- 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 [Signature]);
- 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]);
- 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 [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 6-14-22

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Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-6448

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: Andreea A. Pios
Address: 13607 Bennett Cir S.
Edcouch TX 78538
Phone: (956) 566-0650

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

Blue Jay Lot 10

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Andreea Pios
Requesting Party (Signature)

10/12/22
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:

10/21/22
Date

[Signature]
County Official



COUNTY OF HIDALGO
PLANNING DEPARTMENT

Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
2818 S Business Hwy 281 Edinburg, Texas 78539	1900 Joe Stephens Ave. Ste. A Weslaco, Texas 78596	2401 N. Moorefield Rd. Mission, Texas 78572
Ph: 956-318-2840 Fax: 956-318-2844	Ph: 956-968-4734 Fax: 956-973-7850	Ph: 956-205-7045 Fax: 956-205-7049

Permit No.: Permit 4-6448
Receipt No.: 025514
B3254-00-000-0010-00

RIOS ALONSO & ANDREA
EDINBURG, TX 78542
(956) 472-3927
(956) 472-3927

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1600Sq.Ft.
- [5] Legal Description: BLUE JAY LOT 10
- [6] Location: 107 AND SKINNER RD
- [7] Sewage: N/A
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$150000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 25', Rear 25', Side 7', Side 7', Corner '
Special Conditions: MUST COMPLY WITH HCPD SETBACKS
RULES AND REGULATIONS
Description: Permit 4-6448
Price: \$30.00
Total Amount.....\$30.00
Method of Payment: Cash
Check/M.O.#:
Payment: \$30
Change Due: \$0.00
Application: melissa.lopez
Inspector: peter.hernandez
Receipt: melissa.lopez

melissa.lopez 08/22/2022
Cashier Date

10# 550384

[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

8/22/22

Date

138489-19

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 with Vendor's Lien

Date: May 14, 2014

Grantor: Sam Benavidez and wife, Susanita Z. Benavidez

Grantor's Mailing Address: P. O. Box 958
Elsa, Texas 78543
Hidalgo County

Grantee: Alonzo Rios and wife, Andrea Rios

Grantee's Mailing Address: 13607 Bennett Circle
Edcouch, Texas 78538
Hidalgo County

CONSIDERATION: Ten and No/100ths (\$10.00) Dollars and the execution and delivery by Grantee of a certain promissory note of even date herewith in the principal amount of **SIXTEEN THOUSAND AND NO/100THS DOLLARS (\$16,000.00)**, payable to the order of SECURITY FIRST FEDERAL CREDIT UNION as therein provided, the payment of the note is additionally secured by a Deed of Trust of even date herewith to ALEX MENDES, Trustee. The vendor's lien herein retained shall serve as additional security for the payment of the above described note.

Property (including any improvements):

All of Lot 10, BLUE JAY SUBDIVISION, Hidalgo County, Texas, according to the map recorded in Volume 31, Page 55, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

Standby fees, taxes and assessments by any taxing authority for the year 2014, and

Restrictive covenants dated June 3, 1996, filed June 4, 1996 under Document Number 528241, Official Records and Volume 31, Page 55, Map Records of Hidalgo County, Texas, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin.

Blanket easements, rules, regulations and rights in favor of Hidalgo County Irrigation District No.1.

Minimum floor elevations, setback lines; 25 foot front; 20 foot rear; 7 foot side; 10 foot drainage detention area; 15 foot utility easement and restrictions as shown on the map of Blue Jay Subdivision, recorded in Volume 31, Page 55, Map Records of Hidalgo County, Texas and as shown on the survey prepared by Arturo A. Salinas, RPLS 4802, dated May 12, 2014, Job No. 14-45502.

Terms, stipulations and conditions contained in Oil, Gas and Mineral Lease executed by Richard Leona De Van Cott and others, to McCollum Oil Company, dated March 9, 1943, recorded in Volume 49, Page 107, Oil and Gas Records of Hidalgo County, Texas.

Terms, stipulations and conditions contained in Declaration of Unit as set forth in instrument dated September 10, 1952, recorded in Volume 133, Page 3, Oil and Gas Records of Hidalgo County, Texas.

Mineral and/or royalty reservation contained in deed dated July 16, 1996, filed July 16, 1996 under Document Number 537707, Official Records of Hidalgo County, Texas. Title to the herein described mineral interest not checked subsequent to date of aforesaid instrument.

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.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will

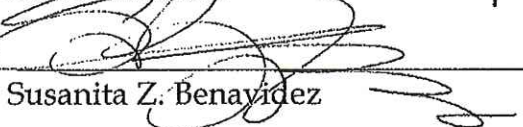
SECURITY FIRST FEDERAL CREDIT UNION at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the first-lien note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of Grantor and are transferred to SECURITY FIRST FEDERAL CREDIT UNION without recourse on Grantor to secure the first-lien note.

Grantor has executed and delivered this deed and has granted, bargained, sold and conveyed the Property, and Grantee has accepted this deed and has purchased the Property, AS IS, WHERE IS, AND WITH ALL FAULTS, AND WITHOUT ANY REPRESENTATIONS OR WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED, WRITTEN OR ORAL, IT BEING THE INTENTION OF GRANTOR AND GRANTEE TO EXPRESSLY NEGATE AND EXCLUDE ALL REPRESENTATIONS AND WARRANTIES, INCLUDING, BUT NOT LIMITED TO (i) THE CONDITION OF THE PROPERTY OR ANY ELEMENT THEREOF, INCLUDING, WITHOUT LIMITATION, WARRANTIES RELATED TO SUITABILITY FOR HABITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE; (ii) THE SOIL CONDITIONS, DRAINAGE OR OTHER CONDITIONS EXISTING AT THE PROPERTY WITH RESPECT TO ANY PARTICULAR PURPOSE, DEVELOPMENTAL POTENTIAL OR OTHERWISE; (iii) ALL WARRANTIES CREATED BY ANY AFFIRMATION OR FACT OR PROMISE BY GRANTOR OR BY ANY DESCRIPTION OF THE PROPERTY; AND (iv) ALL OTHER WARRANTIES AND REPRESENTATIONS WHATSOEVER, EXCEPT THE WARRANTY OF TITLE EXPRESSLY SET FORTH HEREIN.

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

Grantor:

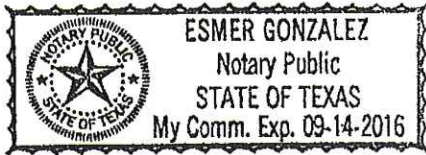
By: 
Sam Benayidez

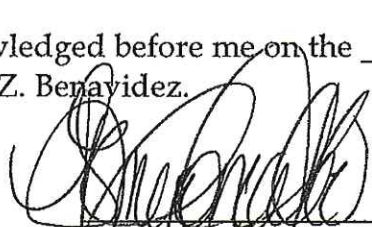
By: 
Susanita Z. Benayidez

ACKNOWLEDGMENT

STATE OF TEXAS §
§
COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 16 day of May, 2014, by Sam Benavidez and wife, Susanita Z. Benavidez.





Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Alonzo Rios and wife, Andrea Rios
13607 Bennett Circle
Edcouch, Texas 78538

PREPARED BY:
KITTLEMAN THOMAS, PLLC
P. O. BOX 1416
McALLEN, TX 78505
2225-4 kt/saw/fc GF 138489



PLANNING DEPARTMENT

Rev. 6-14-22

County of Hidalgo

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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: 4-6097

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 Villaverde

Address: Evergreen Valley
Estates Ph 3
Lot 123

Phone: 956-624-5195

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

Water Supplier: North Alamo

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

Account/ESI No.: 10032789473533662

Temporary Pole Permanent Service

regarding the land described as:

Evergreen Valley Estate Ph. 3

AEP. 10032789473533662
lot 123

on November 1, 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 3/16/07);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 6-14-22

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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: 4-6007

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: Antero Villanueva

Address: P0 box 422

San Juan, TX 78581

Phone: 9566245195

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

Evergreen Valley Estate) ph.3 lot 123

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)

10/26/2022
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

10/26/22
Date

[Signature]
County Official



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

5/24/2022 4:04:30 PM

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 4-6097
 Receipt No.: 024015
 E8250-03-000-0123-00

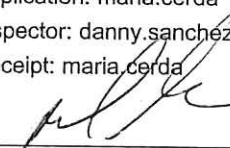
VILLANUEVA ANTERO
 PO BOX 422
 SAN JUAN , TX 78589
 (956) 624-5195
 (956) 624-5195

- [1] Contractor: self
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2400Sq.Ft.
- [5] Legal Description: EVERGREEN VALLEY ESTATES PH 3 LOT 123
- [6] Location: mile 19 and skinner
- [7] Sewage: N/A
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$100000
- [10] Flood Zone: Zone AE

Community Panel Number: 4803340325D
 Precinct: 4
 Certification of Elevation Required: Yes
 Setbacks: Front 50', Rear 35', Side 6', Side 6', Corner '
 Special Conditions: must comply with all setbacks and regulations required by the hcpd
 Description: Permit 4-6097
 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


05/24/22

 Date

716443

[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

5-24-22

 Date

**WARRANTY DEED
With Vendor's Lien**

**GRANTOR: HECTOR M. HERNANDEZ JR., a single man
GRANTOR'S MAILING ADDRESS: 2002 RENEE LANE,
Edinburg, Hidalgo**

County, Texas 78539

**GRANTEE: ANTERO VILLANUEVA
GRANTEE'S MAILING ADDRESS: EVERGREEN
VALLEY ESTATE**

ELSA, TEXAS

78543

CONVEYANCE: Subject to the Vendor's Lien that is retained by Grantor, Grantor has granted, sold, and conveyed unto Grantee the following identified and described property:

**EVERGREEN VALLEY ESTATES PH 3
LOT 123
Hidalgo County, Texas**

CONSIDERATION: This conveyance is based upon the consideration of Ten and no/100ths--(\$10.00) --Dollars and other sold and valuable consideration which has been paid unto the Grantor by the Grantee including a Promissory Note: Dated March 1, 2021 in the principal amount of One hundred Sixteen thousand seven hundred sixty seven and 71/100ths (\$116,767.71). By signing this Deed. Grantor acknowledges receipt of the Grantee's payment.

VENTOR'S LEIN: A Vendor' Lien is retained in favor of the payee of the Note against the above described property and improvements to the property. Grantor retains superior title to the property until the Note is paid in full according to its terms. The Note is secured by a Vendor's Lien retained in this Deed and by a Deed of Trust of even date from Grantee to above named trustee. The Vendor's Lien shall remain attached to the property and improvements until the Note and all interest on the Note is fully paid according to the terms of the Note. At the time this Deed shall become absolute and the Vendor's Lien shall be released.

Date: 3-18-2022
I, Arturo Guajardo, Jr. County Clerk do hereby certify that this is a true and correct copy of the original document filed in my office.
By: [Signature] Deputy Clerk



RIGHTS: This conveyance is made unto Grantee to have and to hold above described property, together with all and singular, the rights and appurtenances thereto in any wise belongings unto the Grantee, his or her heirs or assigned forever.

WARRANTY: Grantor binds himself, his or her heirs, executors, and administrators to warrant and forever defend all and singular the above identified property to Grantee, his or her heirs, and assigns, against every person who may lawfully claim the same, or any part thereof. This Warranty excludes any and all reservations and exceptions to be conveyance.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

This conveyance is made subject to any and all valid and subsisting or recorded restrictions, conditions and covenants, easements, rights-of-way, prescriptive rights, whether of record or not, reservations including but not limited to oil and gas leases, mineral severances, interest, and royalty rights, water, water rights or riparian rights, maintenance charges together with any lien securing the maintenance charges , zoning laws, ordinances of municipal or other governmental agencies or authorities, and conditions an covenants, if any, applicable to an on forceable against the property described above and as shown by the records of the county clerk of Hidalgo County, Texas. Current year taxes have been prorated and their payment is assumed by Grantee.

NO TITLE EXAMINATION OR TAX EXAMINATION WAS REQUESTED IN CONNECTION WITH THE PERPARATION OF THIS DOCUMENT, NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION ON TITLE OR TAXES TO THIS PROPERTY.



Date: 3-18-2022
I, Arturo Guajardo, Jr. County Clerk do hereby certify that this is a true and correct copy of the original document filed in my office
By: [Signature]
Deputy Clerk

STATE OF TEXAS

*

(ACKNOWLEDGMENT)

COUNTY OF HIDALGO

*

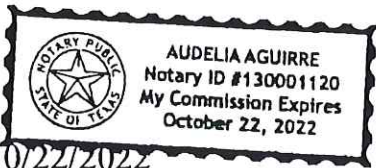
This instrument was acknowledged before me by Hector M. Hernandez, Jr. on this 31st day of December, 2021.

Hector M. Hernandez Jr.

[Handwritten signature of Hector M. Hernandez Jr.]

Antero Villanueva

[Handwritten signature of Antero Villanueva]



10/22/2022

Notary Public in and for
Hidalgo County,
Texas – Commission expires

Audelia Aguirre

AFTER FILING PLEASE RETURN TO:

Antero Villanueva
P.O. Box 422
San Juan, Tx 78589



Date: 3-18-2022
I, Arturo Guajardo, Jr. County Clerk do hereby certify that this is a true and correct copy of the original document filed in my office
By: Arturo Guajardo Jr.
Deputy Clerk



PLANNING DEPARTMENT

County of Hidalgo

Main Office
2818 S. Business Hwy
281
Edinburg, Texas 78539
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

DSP'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
	Authorized Signature	Authorized Signature
Inspection/Permit No:		
Date Approved:	/ /	/ /

Name: Proctor R. Perez, Sr.

Address: 110916 Citrus Drive
Edinburg, Tx. 78541

Phone: 289-11092

Water Supplier: SWSC

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

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

regarding the land described as: A. RONG lots 1 & 2

on November 1, 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
yes
yes
NO
YES
NO
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;
- an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable;
- individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023;
- electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(Date approved 9/27/22);
 (verified by Fun Sesin);
 (verified by M Ramirez);
 (verified by M Ramirez);
 (verified by Fun Sesin);

Jorge Card
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
956-318-2810
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

OSSA's
installed
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: Rodolfo R. Peña, Sr.

Address: 16916 Citrus Drive

Edinburg, TX 78541

Phone: 956-289-6692

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

16916 Citrus Drive, Edinburg TX 78541 A. Peña lots 1-2

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Rain [Signature]
Requesting Party (Signature)
Authorized Representative

9/29/2022
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:

10/25/22
Date

[Signature]
County Official



PLANNING DEPARTMENT

County of Hidalgo

Main Office
2818 S. Business Hwy
281
Edinburg, Texas 78539
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

OSSA'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: Tres Nuncio, Inc.

Address: 902 Big Horn Dr.
Edinburg, TX 78539

Phone: 383-0720

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 Lucio No. 5 lots 1-81

on November 1, 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 9/27/22);

(verified by Flur Sesin);

(verified by MRamirez);

(verified by MRamirez);

(verified by Flur 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 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
escrowed
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: Tres Mundos Investments, LLC

Address: 902 Big Horn Dr.

Edinburg, TX 78539

Phone: (956) 383-0726

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

San Lucio Subdivision No. 5: A 53.05 acre tract of land being all of Lot 73, and the west half of Lot 74, Hill-Halbert Subdivision, Hidalgo County, Texas lots 1-81

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)

9-9-22
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

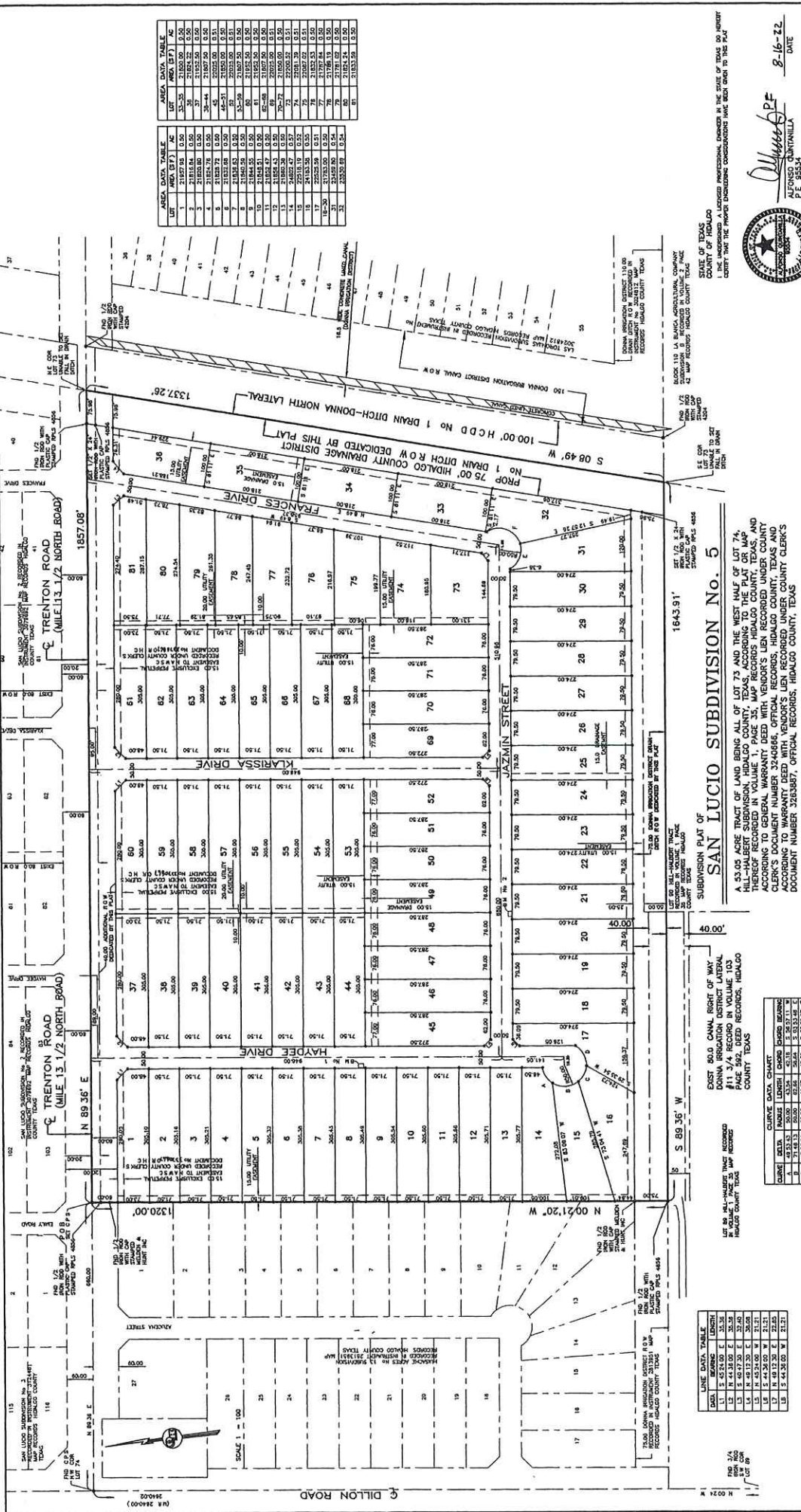
- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) Copy of subd. plat

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

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

10/25/22
Date

[Signature]
County Official



LOT	AREA (SQ. FT.)	AC	AREA DATA TABLE
1	21,827.78	0.50	1
2	21,827.78	0.50	2
3	21,827.78	0.50	3
4	21,827.78	0.50	4
5	21,827.78	0.50	5
6	21,827.78	0.50	6
7	21,827.78	0.50	7
8	21,827.78	0.50	8
9	21,827.78	0.50	9
10	21,827.78	0.50	10
11	21,827.78	0.50	11
12	21,827.78	0.50	12
13	21,827.78	0.50	13
14	21,827.78	0.50	14
15	21,827.78	0.50	15
16	21,827.78	0.50	16
17	21,827.78	0.50	17
18	21,827.78	0.50	18
19	21,827.78	0.50	19
20	21,827.78	0.50	20
21	21,827.78	0.50	21
22	21,827.78	0.50	22
23	21,827.78	0.50	23
24	21,827.78	0.50	24
25	21,827.78	0.50	25
26	21,827.78	0.50	26
27	21,827.78	0.50	27
28	21,827.78	0.50	28
29	21,827.78	0.50	29
30	21,827.78	0.50	30
31	21,827.78	0.50	31
32	21,827.78	0.50	32
33	21,827.78	0.50	33
34	21,827.78	0.50	34
35	21,827.78	0.50	35
36	21,827.78	0.50	36
37	21,827.78	0.50	37
38	21,827.78	0.50	38
39	21,827.78	0.50	39
40	21,827.78	0.50	40
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42	21,827.78	0.50	42
43	21,827.78	0.50	43
44	21,827.78	0.50	44
45	21,827.78	0.50	45
46	21,827.78	0.50	46
47	21,827.78	0.50	47
48	21,827.78	0.50	48
49	21,827.78	0.50	49
50	21,827.78	0.50	50
51	21,827.78	0.50	51
52	21,827.78	0.50	52
53	21,827.78	0.50	53
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55	21,827.78	0.50	55
56	21,827.78	0.50	56
57	21,827.78	0.50	57
58	21,827.78	0.50	58
59	21,827.78	0.50	59
60	21,827.78	0.50	60
61	21,827.78	0.50	61
62	21,827.78	0.50	62
63	21,827.78	0.50	63
64	21,827.78	0.50	64
65	21,827.78	0.50	65
66	21,827.78	0.50	66
67	21,827.78	0.50	67
68	21,827.78	0.50	68
69	21,827.78	0.50	69
70	21,827.78	0.50	70
71	21,827.78	0.50	71
72	21,827.78	0.50	72
73	21,827.78	0.50	73
74	21,827.78	0.50	74
75	21,827.78	0.50	75
76	21,827.78	0.50	76
77	21,827.78	0.50	77
78	21,827.78	0.50	78
79	21,827.78	0.50	79
80	21,827.78	0.50	80
81	21,827.78	0.50	81

STATE OF TEXAS
 COUNTY OF HIDALGO
 I, THE UNDERSIGNED A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THE FOREGOING CONVEYANCE HAS BEEN MADE TO THE PLAT

DATE: 8-16-22
 ALFONSO GONZALEZ
 P.E. 55334



FILED FOR RECORD IN
 HIDALGO COUNTY
 PUBLIC RECORDS CLERK
 ALFONSO GONZALEZ

ON 8-16-22 AT 12:07 PM
 INSTRUMENT NUMBER 2022-0845

DATE PREPARED: 8-16-22
 DATE RECORDED: 8-16-22
 SHEET NO. 2 OF 5 SHEETS

SUBDIVISION PLAT OF
SAN LUCIO SUBDIVISION No. 5
 A 53.05 ACRE TRACT OF LAND BEING ALL OF LOT 73 AND THE WEST HALF OF LOT 74, NEARLY THE CENTER OF THE WEST HALF OF SECTION 10, T13N, R13E, S10E, HIDALGO COUNTY, TEXAS, AND THEREOF RECORDED IN VOLUME 1, PAGE 33, MAP RECORDS, HIDALGO COUNTY, TEXAS, ACCORDING TO GENERAL WARRANTY DEED WITH VENDOR'S LIEU RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3240886, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEU RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3263987, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS

STATE OF TEXAS
 COUNTY OF HIDALGO
 I, THE UNDERSIGNED A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THE FOREGOING CONVEYANCE HAS BEEN MADE TO THE PLAT

DATE: APRIL 13, 2022
 ALFONSO GONZALEZ
 P.L.S. No. 1628

QUINTANILLA HEADLEY AND ASSOCIATES, INC.
 CONSULTING ENGINEERS
 LAND SURVEYORS
 PHONE: 281-361-8600
 FAX: 281-361-8600
 ADDRESS: 13400 WEST LOOP SOUTH, SUITE 100, HOUSTON, TEXAS 77040
 LICENSE NUMBER: 10111-20

LOCATION OF SUBDIVISION WITH RESPECT TO THE ENVIRONMENTAL
 SAN LUCIO SUBDIVISION IS SITUATED IN THE SOUTHWEST CORNER OF THE SOUTH SIDE OF TRENTON ROAD AND APPROXIMATELY 6000 FEET EAST OF THE CENTERLINE OF TRENTON ROAD. THE ONLY OTHER LOT 73 AND THE WEST HALF OF LOT 74 ARE LOCATED IN THE CITY OF HOUSTON, TEXAS. THE CITY'S THREE-USE EXISTING-TRANSITION (ET) UNDER LOCAL ORDINANCE CODE § 21.021 IS IN USE AT THIS LOCATION.

PRINCIPAL CONTRACTS
 OWNER: TICAL INVESTMENTS, LLC
 ADDRESS: 13400 WEST LOOP SOUTH, SUITE 100, HOUSTON, TEXAS 77040
 SURVEYOR: ALFONSO GONZALEZ

SCALE: 1" = 100'

DATE: APRIL 13, 2022

FILED FOR RECORD IN
 HIDALGO COUNTY
 PUBLIC RECORDS CLERK
 ALFONSO GONZALEZ

ON 8-16-22 AT 12:07 PM
 INSTRUMENT NUMBER 2022-0845

DATE PREPARED: 8-16-22
 DATE RECORDED: 8-16-22
 SHEET NO. 2 OF 5 SHEETS

LINE DATA TABLE	DATE	REVISION	LENGTH
1	8-16-22	1	1.00
2	8-16-22	2	1.00
3	8-16-22	3	1.00
4	8-16-22	4	1.00
5	8-16-22	5	1.00
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58	8-16-22	58	1.00
59	8-16-22	59	1.00
60	8-16-22	60	1.00
61	8-16-22	61	1.00



PLANNING DEPARTMENT

Rev. 6-14-22

County of Hidalgo

Main Office
2818 S. Business Hwy
281
Edinburg, Texas 78539
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

*ASSETS
secured*

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: Pro Sendero Inmuebles LLC.

Address: P.O. Box 26004
Edinburg, Tx. 78539

Phone: 386-1507

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

Water Supplier: NWSC.

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

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

regarding the land described as: Wisconsin Estates lots H5

on November 1, 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 8-18-22);
 (verified by Fluor Spain);
 (verified by Fluor Spain);
 (verified by M Ramirez);
 (verified by M Ramirez);
 (verified by Fluor Spain);

[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

*DSSF'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: Rio Sendero Properties, LLC

Address: P.O. Box 2604

Edinburg, Texas 78539

Phone: (956) 386-1507

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

Wisconsin Estates: A 10.00 acre tract of land out of Block 60, Hill-Halbert Tract
Hidalgo County, Texas *1015 K15*

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)

8-3-22

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:

10/25/22
Date

[Signature]
County Official

WISCONSIN ESTATES

SUBDIVISION PLAT OF

A 10.00 ACRE TRACT OF LAND BEING THE EAST 10.00 ACRES OF BLOCK 60, MAP THEREOF RECORDED IN VOLUME 11 PAGE 33, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3333883, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS

AND ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3333883, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS

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AND ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3333883, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS

PLAT NOTES AND RESTRICTIONS

1- FLOOD ZONE INFORMATION: THIS PLAT IS LOCATED IN AN AREA OF THE SUBDIVISION THAT IS IN THE FLOOD ZONE AS SHOWN ON THE FLOOD ZONE MAP OF HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 11 PAGE 33, MAP RECORDS HIDALGO COUNTY, TEXAS.

2- GENERAL NOTE: THIS PLAT IS LOCATED IN AN AREA OF THE SUBDIVISION THAT IS IN THE FLOOD ZONE AS SHOWN ON THE FLOOD ZONE MAP OF HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 11 PAGE 33, MAP RECORDS HIDALGO COUNTY, TEXAS.

3- MINIMUM FLOOR ELEVATION: THE MINIMUM FLOOR ELEVATION SHALL BE 18 ABOVE THE TOP OF CURB OR FINISHED GRADE AT THE POINT OF MEASUREMENT AS SHOWN ON THE FLOOD ZONE MAP OF HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 11 PAGE 33, MAP RECORDS HIDALGO COUNTY, TEXAS.

4- MINIMUM SETBACK: THE MINIMUM SETBACK SHALL BE 10 FEET FROM THE FRONT YARD LINE AND 5 FEET FROM THE SIDE AND REAR YARD LINES AS SHOWN ON THE FLOOD ZONE MAP OF HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 11 PAGE 33, MAP RECORDS HIDALGO COUNTY, TEXAS.

5- MINIMUM SETBACK: THE MINIMUM SETBACK SHALL BE 10 FEET FROM THE FRONT YARD LINE AND 5 FEET FROM THE SIDE AND REAR YARD LINES AS SHOWN ON THE FLOOD ZONE MAP OF HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 11 PAGE 33, MAP RECORDS HIDALGO COUNTY, TEXAS.

6- MINIMUM SETBACK: THE MINIMUM SETBACK SHALL BE 10 FEET FROM THE FRONT YARD LINE AND 5 FEET FROM THE SIDE AND REAR YARD LINES AS SHOWN ON THE FLOOD ZONE MAP OF HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 11 PAGE 33, MAP RECORDS HIDALGO COUNTY, TEXAS.

7- MINIMUM SETBACK: THE MINIMUM SETBACK SHALL BE 10 FEET FROM THE FRONT YARD LINE AND 5 FEET FROM THE SIDE AND REAR YARD LINES AS SHOWN ON THE FLOOD ZONE MAP OF HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 11 PAGE 33, MAP RECORDS HIDALGO COUNTY, TEXAS.

8- MINIMUM SETBACK: THE MINIMUM SETBACK SHALL BE 10 FEET FROM THE FRONT YARD LINE AND 5 FEET FROM THE SIDE AND REAR YARD LINES AS SHOWN ON THE FLOOD ZONE MAP OF HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 11 PAGE 33, MAP RECORDS HIDALGO COUNTY, TEXAS.

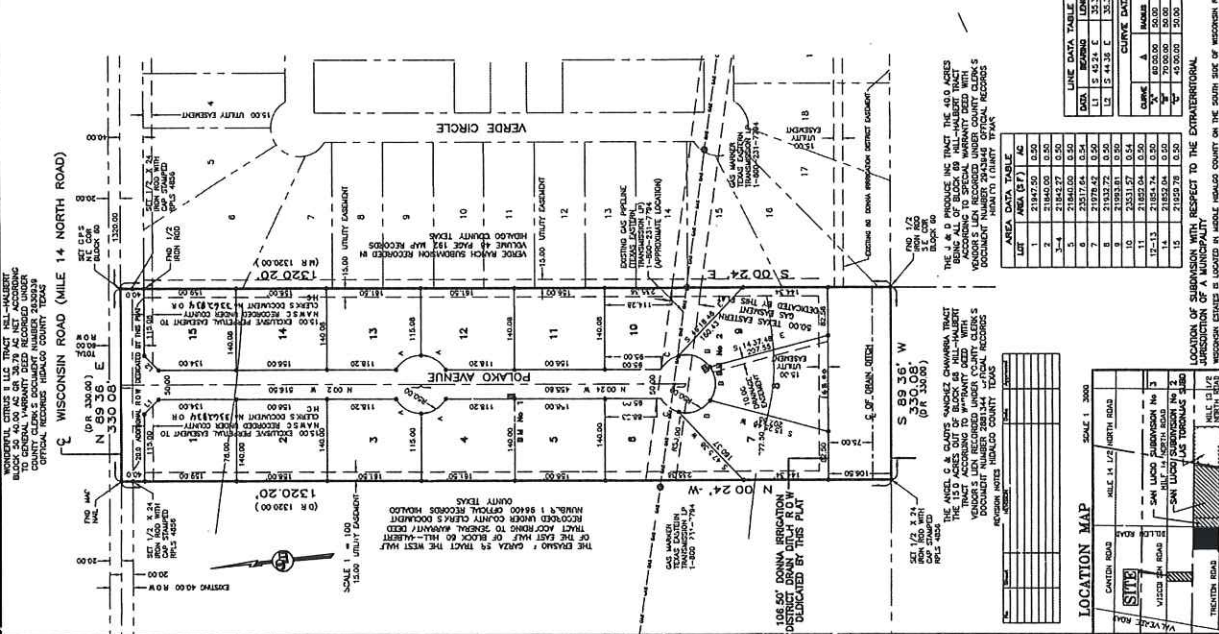
9- MINIMUM SETBACK: THE MINIMUM SETBACK SHALL BE 10 FEET FROM THE FRONT YARD LINE AND 5 FEET FROM THE SIDE AND REAR YARD LINES AS SHOWN ON THE FLOOD ZONE MAP OF HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 11 PAGE 33, MAP RECORDS HIDALGO COUNTY, TEXAS.

10- MINIMUM SETBACK: THE MINIMUM SETBACK SHALL BE 10 FEET FROM THE FRONT YARD LINE AND 5 FEET FROM THE SIDE AND REAR YARD LINES AS SHOWN ON THE FLOOD ZONE MAP OF HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 11 PAGE 33, MAP RECORDS HIDALGO COUNTY, TEXAS.

11- MINIMUM SETBACK: THE MINIMUM SETBACK SHALL BE 10 FEET FROM THE FRONT YARD LINE AND 5 FEET FROM THE SIDE AND REAR YARD LINES AS SHOWN ON THE FLOOD ZONE MAP OF HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 11 PAGE 33, MAP RECORDS HIDALGO COUNTY, TEXAS.

12- MINIMUM SETBACK: THE MINIMUM SETBACK SHALL BE 10 FEET FROM THE FRONT YARD LINE AND 5 FEET FROM THE SIDE AND REAR YARD LINES AS SHOWN ON THE FLOOD ZONE MAP OF HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 11 PAGE 33, MAP RECORDS HIDALGO COUNTY, TEXAS.

13- MINIMUM SETBACK: THE MINIMUM SETBACK SHALL BE 10 FEET FROM THE FRONT YARD LINE AND 5 FEET FROM THE SIDE AND REAR YARD LINES AS SHOWN ON THE FLOOD ZONE MAP OF HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 11 PAGE 33, MAP RECORDS HIDALGO COUNTY, TEXAS.



LINE	AREA DATA TABLE	CHANGING DATA
1	AREA (S.F.)	AREA (S.F.)
2	PERCENTAGE	PERCENTAGE
3	PERCENTAGE	PERCENTAGE
4	PERCENTAGE	PERCENTAGE
5	PERCENTAGE	PERCENTAGE
6	PERCENTAGE	PERCENTAGE
7	PERCENTAGE	PERCENTAGE
8	PERCENTAGE	PERCENTAGE
9	PERCENTAGE	PERCENTAGE
10	PERCENTAGE	PERCENTAGE
11	PERCENTAGE	PERCENTAGE
12	PERCENTAGE	PERCENTAGE
13	PERCENTAGE	PERCENTAGE
14	PERCENTAGE	PERCENTAGE
15	PERCENTAGE	PERCENTAGE
16	PERCENTAGE	PERCENTAGE
17	PERCENTAGE	PERCENTAGE
18	PERCENTAGE	PERCENTAGE

LOCATION OF SUBDIVISION WITH RESPECT TO THE COMMUNITY. THE SUBDIVISION IS LOCATED IN AN AREA OF THE CITY OF HOUSTON, TEXAS, AS SHOWN ON THE FLOOD ZONE MAP OF HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 11 PAGE 33, MAP RECORDS HIDALGO COUNTY, TEXAS.

PLANNING DEPARTMENT

County of Hidalgo



Main Office
2818 S. Business Hwy
281
Edinburg, Texas 78539
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

OSSA's
ESCRIBED

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:

BBP Finance Co. Inc., sole
General Partner of
Name: BBP Financial Services, LP.

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

Address: PO, BOX 1000
MISSION, TX. 78573

Water Supplier: NHWSC

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

Phone: 432-9932

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

regarding the land described as:

RIO RICO RANCHOS No. 2 lots 1-79

on November 1, 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; (Date approved 9/6/22);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by FluorSerin);
- 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 FluorSerin);
- 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 FluorSerin);

[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
Scanned*

T.J. Arredondo, CFM
Director of Planning

Precinct 1 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:

BPP Finance Co, Inc, Sole General Partner of
Name: BPB Financial Services, LP

Address: PO Box 1000

Mission, Texas 78573

Phone: (956) 432-1932

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

Rio Rico Ranchettes No. 2: a 80.03 acre tract of land being all of Lots 3 and 6, Block 38, Capisallo District Subdivision, Hidalgo County, Texas *lots 1-19*

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 Bridgn
Requesting Party (Signature)

7/20/22
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease

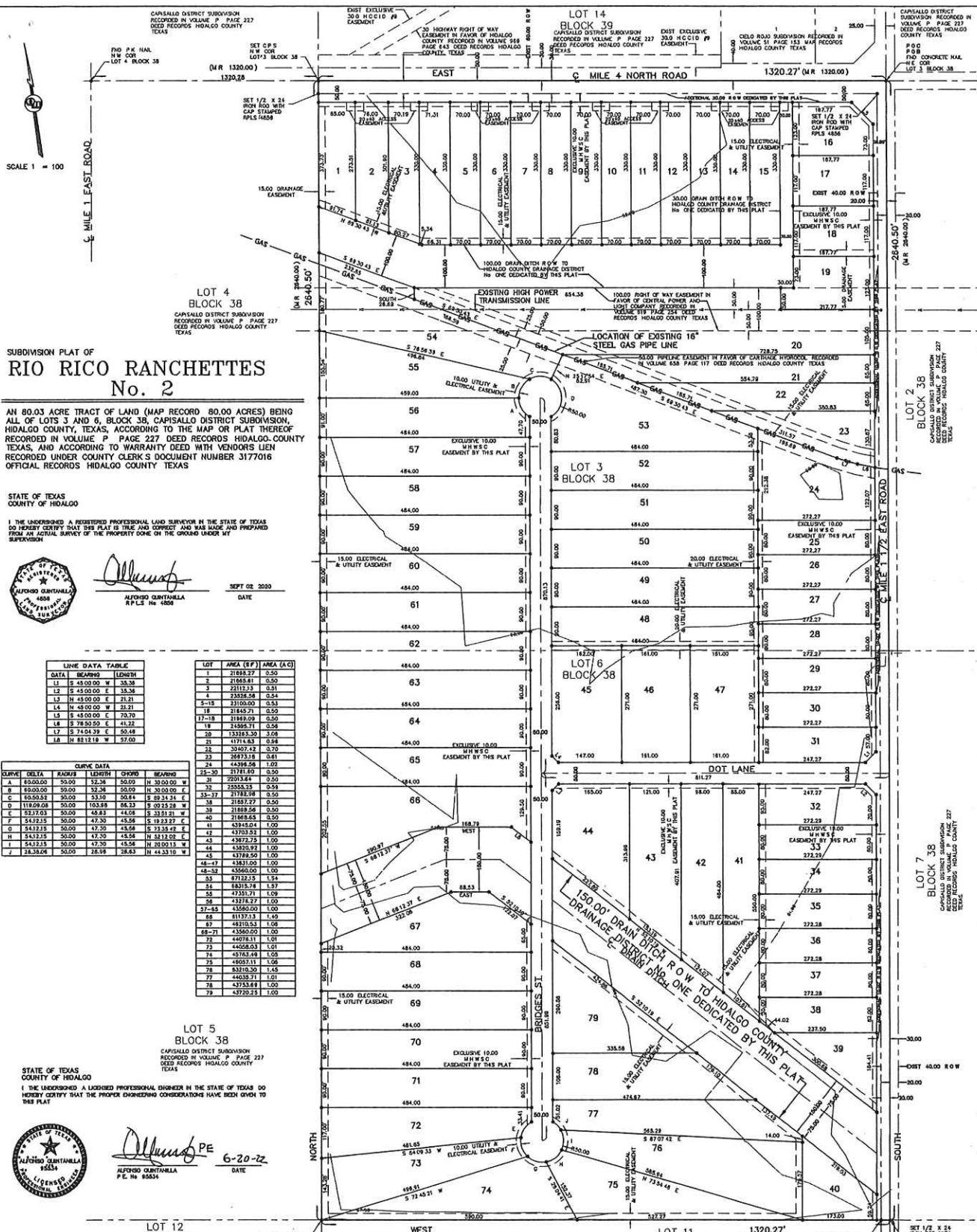
- Rent Receipt
- Affidavit
- Other (describe) Cops of Subd plat

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

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

10/25/22
Date

Alan Sosa
County Official



**SUBDIVISION PLAT OF
RIO RICO RANCHETTES
No. 2**

AN 80.03 ACRE TRACT OF LAND (MAP RECORD 80.00 ACRES) BEING ALL OF LOTS 3 AND 6, BLOCK 38, CAPISALLO DISTRICT SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME P PAGE 227 DEED RECORDS HIDALGO COUNTY TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDORS LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3177016 OFFICIAL RECORDS HIDALGO COUNTY TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY OWNED BY THE GRANTOR UNDER MY

Alfonso Quintanilla
ALFONSO QUINTANILLA
R.P.L.S. No. 4898
DATE: SEPT 02 2020

LINE DATA TABLE

DATA	BEARING	LENGTH
L1	S 45.00.00" E	33.38
L2	S 45.00.00" E	33.38
L3	N 45.00.00" E	21.21
L4	N 45.00.00" W	21.21
L5	S 45.00.00" E	20.70
L6	S 78.30.50" E	41.22
L7	S 74.04.39" E	50.68
L8	N 82.12.18" W	37.00

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
A	60.00.00	50.00	31.4159	30.0000	N 30.00.00" W
B	60.00.00	50.00	31.4159	30.0000	S 30.00.00" E
C	102.00.58	30.00	33.3800	30.0000	S 89.34.24" E
D	118.00.00	50.00	100.88	86.13	S 02.12.28" W
E	93.17.03	50.00	48.83	44.08	S 33.51.21" W
F	54.12.15	50.00	47.30	45.56	S 19.23.27" E
G	54.12.15	50.00	47.30	45.56	S 23.32.42" E
H	54.12.15	50.00	47.30	45.56	N 58.12.02" E
I	54.12.15	50.00	47.30	45.56	N 20.02.10" W
J	28.38.08	50.00	28.48	28.43	N 43.51.19" W

LOT AREA (R.F.) AREA (AC)

LOT	AREA (R.F.)	AREA (AC)
1	2188.27	0.50
2	2188.48	0.50
3	2211.23	0.51
4	2202.08	0.50
5-15	3310.00	0.53
16	2184.21	0.50
17-18	3189.80	0.50
19	2439.71	0.56
20	3283.30	0.76
21	4171.43	0.95
22	2040.42	0.47
23	2497.18	0.57
24	4438.28	1.02
25-30	3173.00	0.50
31	2093.44	0.50
32	2358.23	0.54
33-37	2178.88	0.50
38	2187.77	0.50
39	2188.28	0.50
40	2188.28	0.50
41	4345.04	1.00
42	4370.51	1.00
43	4372.15	1.00
44	4383.92	1.00
45	4378.90	1.00
46-47	4381.00	1.00
48-52	4350.00	1.00
53	4712.23	1.07
54	4835.78	1.10
55	4751.71	1.09
56	4374.27	1.00
57-65	4350.00	1.00
66	8117.13	1.86
67	4810.51	1.08
68-71	4350.00	1.00
72	4407.11	1.01
73	4406.03	1.01
74	4374.18	1.03
75	4307.11	1.08
76	4310.30	1.05
77	4403.71	1.01
78	4373.68	1.00
79	4370.23	1.00

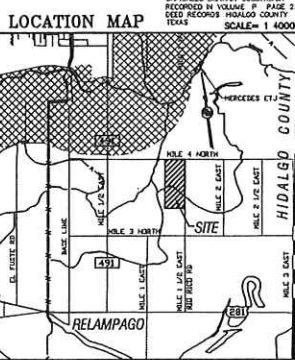
**LOT 5
BLOCK 38**

CAPISALLO DISTRICT SUBDIVISION
RECORDED IN VOLUME P PAGE 227
DEED RECORDS HIDALGO COUNTY
TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT

Alfonso Quintanilla PE
ALFONSO QUINTANILLA
P.E. No. 85834
DATE: 6-20-22



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS
LAND SURVEYORS
124 E. STUBBS ST.
EDINBURG, TEXAS 78838
REGISTRATION NUMBER F-10113
SURVEYING REGISTRATION NUMBER 100411-00

PHONE 936-351-6400
FAX 936-381-0827
ALFONSO@QHA-030.COM

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRAJURISDICTIONAL JURISDICTION OF A MUNICIPALITY

80.03 AC RANCHETTES No. 2 IS LOCATED IN SOUTHERN HIDALGO COUNTY OF THE STATE OF TEXAS APPROXIMATELY 1.3 MILES EAST FROM MILE 4 NORTH ROAD AND APPROXIMATELY 1.3 MILES EAST FROM MILE 11 SOUTH ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MEXICO, TEXAS. THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY IS LOCATED IN THE OFFICE OF THE SECRETARY OF THE CITY OF MEXICO (POPULATION 18,700) 800 WEST EXHIBITS BLVD. 1.25 MILES WEST OF MILE 17 ROAD. THE CITY LIMITS AND FALLS IN THE JURISDICTION OF THE COUNTY IT LIES IN PRESENT No. 1.

PRINCIPAL CONTACTS

Name	Address	City & Zip	Phone	Fax
BPW FINANCIAL SERVICES, L.P.	121 E. STUBBS ST.	EDINBURG, TX 78838	(936) 351-6133	381-0827
OWNER: ALFONSO QUINTANILLA	121 E. STUBBS ST.	EDINBURG, TX 78838	(936) 351-6133	381-0827
SURVEYOR: ALFONSO QUINTANILLA	121 E. STUBBS ST.	EDINBURG, TX 78838	(936) 351-6133	381-0827

REVISION NOTES

No.	Issue	Revised	Date	Approved

ON 10-19-2021 AT 1:10 PM
INSTRUMENT NUMBER 232973
OF THE MAP RECORDS OF HIDALGO COUNTY TEXAS
BY *Alfonso Quintanilla* DEPUTY



PLANNING DEPARTMENT

Rev. 6-14-22

County of Hidalgo

Main Office
2818 S. Business Hwy
281
Edinburg, Texas 78539
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 installed

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: DA

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: La Rosera Phase I LTD.

Address: 5711 N. 10th St.
McAllen, TX. 78504

Phone: 956-4128

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.: DA
 Temporary Pole Permanent Service

regarding the land described as:

La Rosera Phase I-C lots 128-133

on November 1, 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
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 9-27-22);

(verified by Flur Serin);

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 Flur Serin);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date

OSSA's installed.



PLANNING DEPARTMENT County of Hidalgo

Rev. 6-14-22

Main Office 2818 S. Business Hwy 281 Edinburg, Texas 78539 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

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: La Reserva Phase I, Ltd.
 Address: 5711 N. 10th St.
McAllen, Tx 78504
 Phone: 956 682 4128

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

La Reserva-Phase I-C Tracts of land out of Lots 3,6,11 and 14, Block73, Engelman Re-subdivision of the Missouri-Texas Land and Irrigation company's, as per plat recordin Volume 6, Page 28 of the map record Hidalgo County Texas (M.R.H.C.T.) lots 128-133

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)

9/29/22
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:

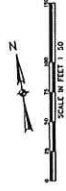
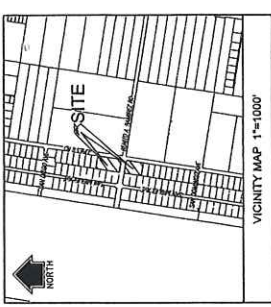
10/25/22
Date

[Signature]
County Official

PAGE INDEX	
1	NOTES
2	PLAT
3	WATER
4	DRAINAGE
5	ENGINEERING

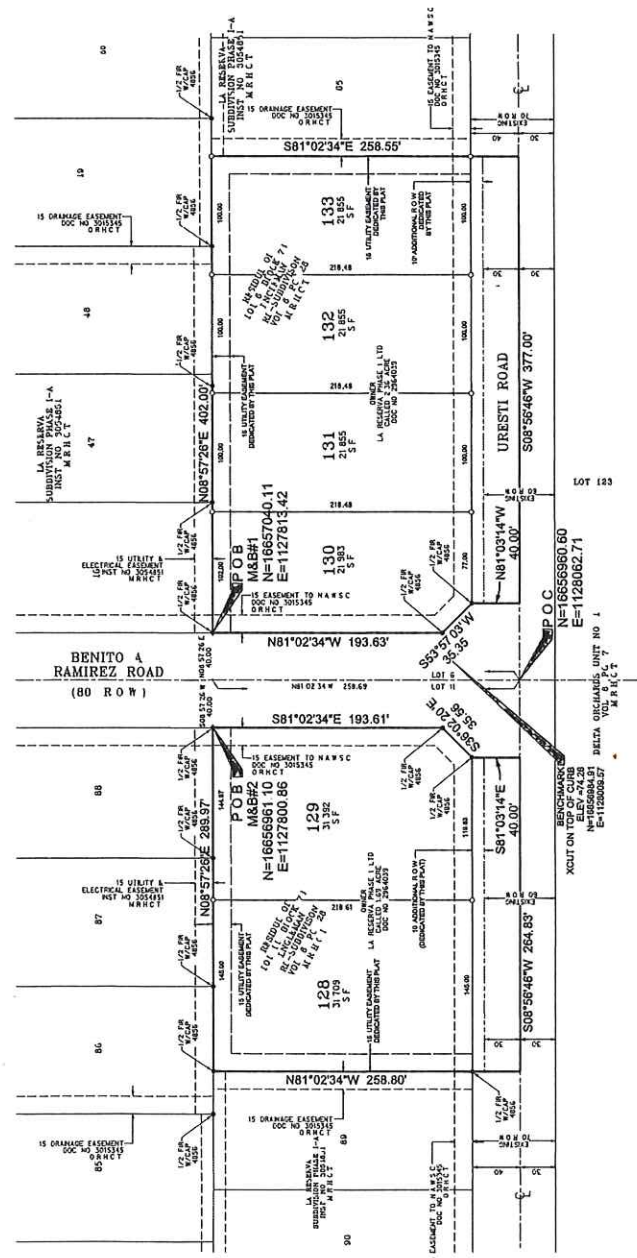
LEGEND

1/8" PER 1/2" INCH FOUND IRON ROD
 0 1/2" INCH SET IRON ROD
 M R N C T MAY RECORDS HIDALGO COUNTY TEXAS
 D R N C T MAY RECORDS HIDALGO COUNTY TEXAS
 PG PAGE
 VOL VOLUME
 R O W RIGHT OF WAY
 P O B POINT OF BEGINNING
 P O C POINT OF COMMENCING
 T O B TYPICAL BENCHMARK



LOT	S.F.	AC
128	31,709	0.73
129	31,392	0.72
130	21,983	0.50
131	21,985	0.50
132	21,985	0.50
133	21,985	0.50

STATE OF TEXAS
 COUNTY OF HIDALGO
 JUAN M. CASTILLO A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS
 LICENSE NO. 11470
 LICENSE EXPIRES 08/31/2023
 I, JUAN M. CASTILLO A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS
 LICENSE NO. 11470
 LICENSE EXPIRES 08/31/2023
 I HEREBY CERTIFY THAT I AM THE REGISTERED PROFESSIONAL LAND SURVEYOR FOR THIS PROJECT.
 JUAN M. CASTILLO
 REGISTERED PROFESSIONAL LAND SURVEYOR
 STATE OF TEXAS NO. 11470



LA RESERVA SUBDIVISION PHASE I-C
OUT OF LOTS 6 AND 11, BLOCK 73
ENGELMAN RESUBDIVISION
OF THE MISSOURI-TEXAS AND IRRIGATION
COMPANY'S SUBDIVISION
IN LAS MISTENAS GRANT
 HIDALGO COUNTY, TEXAS
 DATE OF PREPARATION 9/14/2022

FILED FOR RECORD IN
 HIDALGO COUNTY TEXAS
 ON 10-13-2022 AT 9:26 AM
 DEPARTMENT NUMBER 3365705
 BY [Signature] COUNTY CLERK

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRAJURISDICTIONAL JURISDICTION OF A
 JURISDICTIONAL SUBDIVISION PHASE I-C IS LOCATED IN CENTRAL HIDALGO COUNTY ON THE
 SOUTHWEST CORNER AND NORTHWEST CORNER OF THE INTERSECTION OF BENITO A. RAMIREZ
 ROAD AND URESTI ROAD. THE SUBDIVISION IS BOUND BY THE CITY OF LAS MISTENAS GRANT
 TO THE SOUTH AND IS WITHIN THE CITY OF LAS MISTENAS GRANT. THE SUBDIVISION IS
 BOUND BY THE CITY OF LAS MISTENAS GRANT TO THE NORTH AND IS WITHIN THE CITY OF LAS
 MISTENAS GRANT. THE SUBDIVISION IS BOUND BY THE CITY OF LAS MISTENAS GRANT TO THE
 WEST AND IS WITHIN THE CITY OF LAS MISTENAS GRANT. THE SUBDIVISION IS BOUND BY THE
 LOCAL GOVERNMENT CODES 41 AND 11 (TITLE PRESCRIPTION NO. 1).

REGISTERED PROFESSIONAL LAND SURVEYOR
 JUAN M. CASTILLO
 LICENSE NO. 11470
 LICENSE EXPIRES 08/31/2023

PLANNING DEPARTMENT

County of Hidalgo



Main Office
2818 S. Business Hwy
281
Edinburg, Texas 78539
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

OSSFIS
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: La Reserva Phase I, LTD.

Address: 5711 W. 10th St.
McAllen, TX 78504

Phone: 989-4128

Water Supplier: NATWSC

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

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

regarding the land described as: La Reserva Phase I-D lots 134-139

on November 1, 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
Yes
Yes
No
Yes
Yes

- A plat has been prepared;
- A plat has been reviewed and approved by the Commissioners Court; water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;
- an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable;
- individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023;
- electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(Date approved 9-27-22);
(verified by Jim Serin);
(verified by Jim Serin);
(verified by uRaming);
(verified by uRaming);
(verified by Jim Serin);

[Signature]
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST: _____
Hidalgo County Clerk

Date



PLANNING DEPARTMENT
County of Hidalgo

Rev. 6-14-22

ASSETS installed.

Main Office: 2818 S. Business Hwy 281, Edinburg, Texas 78539
Precinct No. 1 Substation: 1900 Joe Stephens Ave. Ste. A, Weslaco, TX 78596
Precinct No. 3 Substation: 2401 N. Moorefield Rd., Mission, TX 78572

T.J. Arredondo, CFM
Director of Planning

Precinct 1 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: La Reserva Phase I, Ltd
Address: 5711 N. 10th St.
McAllen, Tx 78504
Phone: 956 682 4128

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

La Reserva-Phase I-D Tracts of land out of Lots 3,6,11 and 14, Block73, Engelman Re-subdivision of the Missouri-Texas Land and Irrigation company's, as per plat recordin Volume 6, Page 28 of the map record Hidalgo County Texas (M.R.H.C.T.)

1015 134-139

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Requesting Party (Signature) and Date: 9/29/22

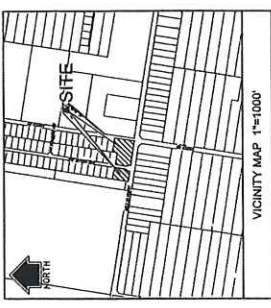
ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed (checked)
Executory Contract
Lease
Rent Receipt
Affidavit
Other (describe): Copy of Subd. Plat (checked)

This part to be filled out by receiving county official:

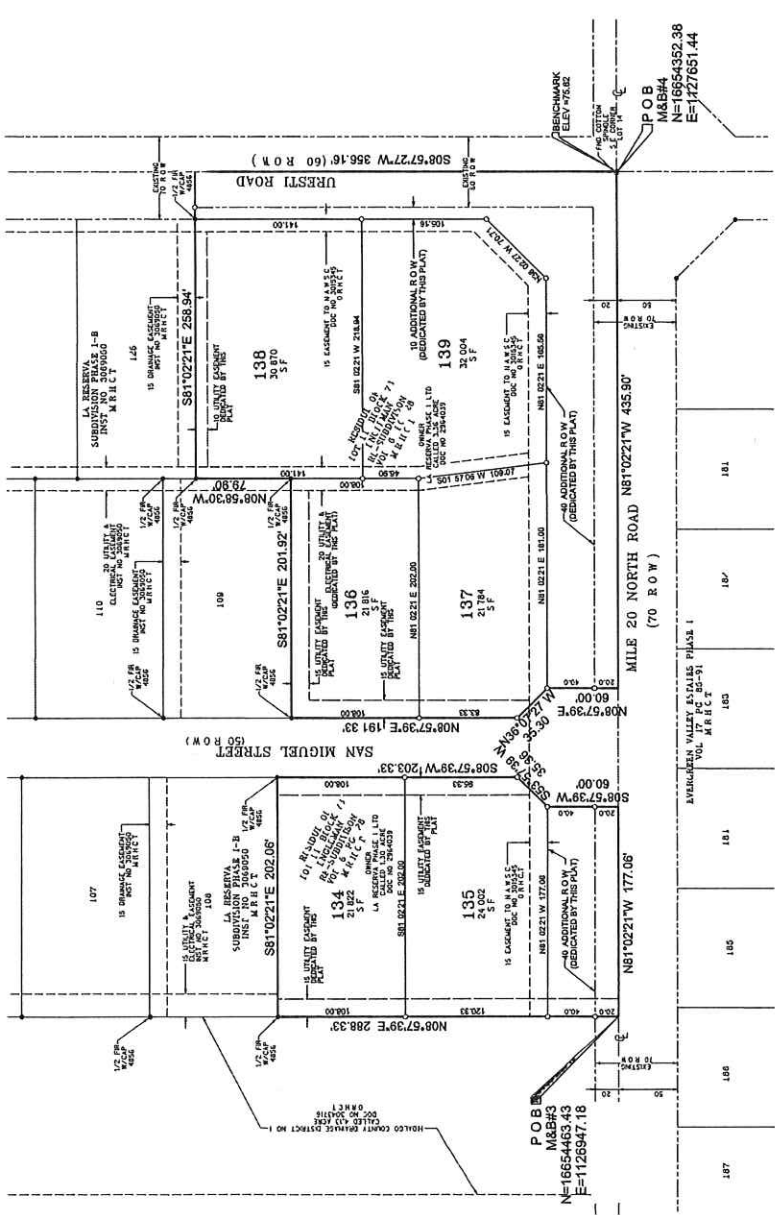
Location of land verified and completed request accepted by Hidalgo County for processing on:
Date: 10/25/22
County Official: [Signature]

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1	NOTES
2	PLAT
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5	ENGINEERING



LEGEND
 12.5" DIA. 1/2" INCH FOUND IRON ROD
 0 1/2" INCH SET IRON ROD
 M & B L & C MAP RECORDS HALLADO COUNTY TEXAS
 D.R. VOL. PAGE
 P.O.B. POINT OF BEGINNING
 P.O.C. POINT OF COMMENCING
 T.S.B. TRAP-SUPPORT BENCHMARK

LOT	S	F	AC
134	21,822	0.50	
135	21,002	0.55	
136	21,816	0.50	
137	21,784	0.50	
138	30,870	0.71	
139	32,004	0.73	



LA RESERVA SUBDIVISION PHASE I-D
 OUT OF LOT 14, BLOCK 73
 ENGELMAN RESUBDIVISION
 OF THE MISSOURI-TEXAS AND IRRIGATION
 COMPANY'S SUBDIVISION
 IN LAS MISTENAS GRANT
 HIDALGO COUNTY TEXAS
 DATE OF PREPARATION 9/14/2022



STATE OF TEXAS
 COUNTY OF HIDALGO
 I, PAUL GARCIA, JR., A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS,
 COUNTY OF HIDALGO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED FROM AN ACTUAL SURVEY
 OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE DATED
 DATE OF SURVEY 9/14/2022
 I, PAUL GARCIA, JR., A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS,
 COUNTY OF HIDALGO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED FROM AN ACTUAL SURVEY
 OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE DATED
 DATE OF SURVEY 9/14/2022

