





# 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

OSSF's  
escrowed.  
Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: N/A

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Name: Tres Terreno Rev, L.P.

Address: 11410 North FM 493  
Dona, Tx. 78537

Phone: (512) 600-3119

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. [x] AEP

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

regarding the land described as:

El Donado Estates lots 1-70

on November 29, 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 10/18/22);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by Hansen);
- 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 Hansen);
- 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 Hansen);
- 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 Hansen);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by Hansen);

[Signature]  
Planning Department Authorized Signature

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

\_\_\_\_\_  
Date

ATTEST: \_\_\_\_\_  
Hidalgo County Clerk

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 06-03-15

Main Office  
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956-205-7049

T.J. Arredondo, CFM  
Director of Planning

Precinct (1) 2 3 4

Application No: WJA

### 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 Terrenos RGV, L.P.  
Address: 11410 North FM 493  
Donna, Texas 78537  
Phone: (512) 600-3119

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

See Attached Warranty Deed El Dorado Estates lots 1-70

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

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

John Mungo  
Requesting Party (Signature)

8-19-22  
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:

11/15/22  
Date

John Sosa  
County Official





# PLANNING DEPARTMENT

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956-205-7049

OSSF's  
approved.  
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: Mile Seven Ponje, LLC.  
A Texas limited liability company

Address: 1212 W. Notana Ave. Ste. 570A  
McAllen, TX 78502

Water Supplier: Agua SUD

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

Phone: 404-8024

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

regarding the land described as: Villas West Phase 1 lots 1-47

on November 29, 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 11/29/22);  
Flursein  
(verified by Flursein);  
(verified by [Signature]);  
(verified by [Signature]);  
(verified by Flursein);

[Signature]  
Planning Department Authorized Signature

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

\_\_\_\_\_  
Date

ATTEST: \_\_\_\_\_  
Hidalgo County Clerk

\_\_\_\_\_  
Date



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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: MILE SEVEN RONIE, LLC, A TEXAS LIMITED LIABILITY COMPANY

Address: 612 West Nolana Avenue, Suite 570A

McAllen, Texas 78502

Phone: (956) 494-8024

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

See Attached Warranty Deed

Villas West Phase I lots. 1-47

#### 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)

10.28.2022  
Date

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

- Deed
- Executory Contract
- Lease

- Rent Receipt
- Affidavit
- Other (describe) copy of subd. plat

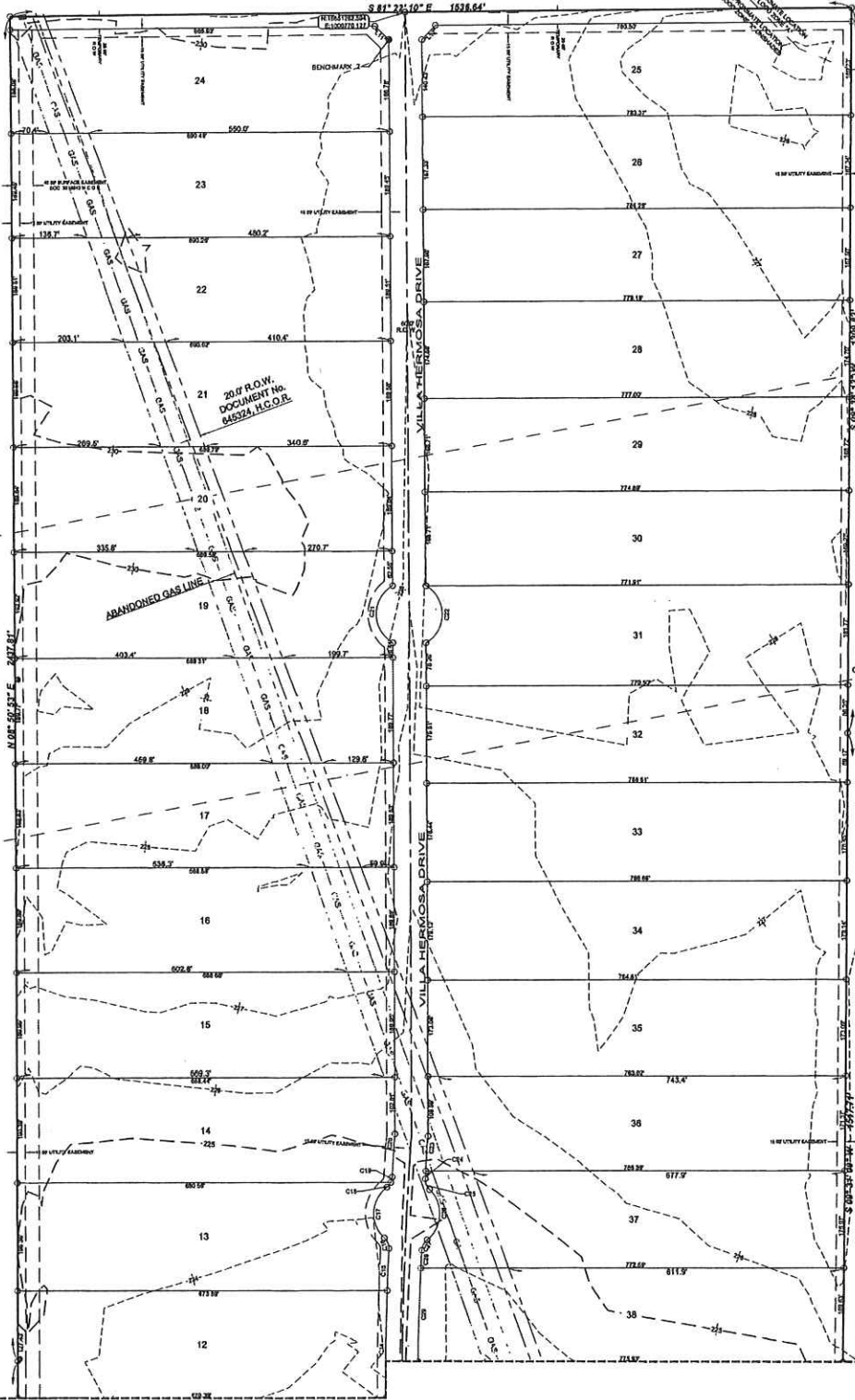
.....  
This part to be filled out by receiving county official:

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

11/15/22  
Date

[Signature]  
County Official





JOHN F. MARTIN AND WIFE AUDREY GLUCK MARTIN  
S.W.D DOCUMENT No. 896851, H.C.O.R.

NEAL WILLIAM BOETTGER AND WAYNE MICHAEL  
BOETTGER CO-TRUSTEES OF THE SYBIL MACOMB  
LIVING TRUST, LTD JANUARY 10, 2007  
E.W.D. DOC. No 2118072 H.C.O.R.

APPROXIMATE LOCATION  
COMMUNITY PANEL NUMBER 490334 03000  
APPROXIMATE LOCATION  
COMMUNITY PANEL NUMBER 490334 02900

MATCHLINE A

**SUBDIVISION MAP OF  
VILLAS WEST PHASE I  
155.158 ACRES OUT OF  
LOTS 1 THRU 6, BLOCK 23  
HOMEVILLE ASSOCIATION "D" SUBDIVISION,  
VOLUME 3, PAGE 36, H.C.M.R.  
AND OUT OF PORCION  
76  
HIDALGO COUNTY, TEXAS**

STATE OF TEXAS  
COUNTY OF HIDALGO

I, MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAN AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

MARIO A. REYNA, P.E. # 117358  
DATE PREPARED 06/30/2022  
JOB No. (ENG.) 21058.00  
BY: E.V.L.



STATE OF TEXAS  
COUNTY OF HIDALGO

I, ROBERTO H. TAMEZ A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PLAN AND DESCRIPTION OF THE VILLAS WEST PHASE I WAS PREPARED FROM A SURVEY OF THE PROPERTY HERE ON THE GROUND ON 03/15/2021 BY ME OR UNDER MY SUPERVISION.

ROBERTO H. TAMEZ # 6813  
SURVEY JOB No. 21058.00



**MELDEN & HUNT INC.**  
CONSULTANTS • ENGINEERS • SURVEYORS  
115 W. MONTYRE - EDINBURG, TX 78541  
PH: (936) 381-0981 - FAX: (936) 381-1839  
ESTABLISHED 1947 - www.meldenandhunt.com

PRINCIPAL CONTACTS	NAME	ADDRESS	CITY & ZIP	PHONE
OWNER:	ELIAS WOLODZ, MANAGER	812 W. HOKANA AVE STE. 370	WAXAHAM, TX 75091-3971	(954) 682-0224
OWNER:	MIKE SEYON POME, LLC	115 W. MONTYRE	EDINBURG, TX 78541	(936) 381-0981
OWNER:	ROBERTO JAMES DE JESUS P.R.	115 W. MONTYRE	EDINBURG, TX 78541	(936) 381-0981
OWNER:	ROBERTO JAMES DE JESUS P.R.	115 W. MONTYRE	EDINBURG, TX 78541	(936) 381-0981





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956-205-7045  
956-205-7049

*OSSF's  
eschewed.*

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:

*J. Gary Francis*  
Name: VICTOR J. DANIEC - GARVIC PROPERTIES, LP

Address: P.O. BOX 2604

EDINBURG, TX 78540

Phone: 956-821-7108

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

EL PINTO ESTATES PHASE 2 SUBDIVISION *#* *lots 41-47*

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

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

*J.S. Garvic - Mgmt, Inc*  
*His general partner* 7/13/22  
Requesting Party (Signature) Date

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

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

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

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

10/28/22  
Date

Tom Soria  
County Official

