

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

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	Joe A. Casas	4-6386
2.	Las Hermanas Land Dev. LLC	EDUARDO'S SUBDIVISION NO. 16, PHASE III, LOTS 1-14
3.	Juan E. Cadena	CADENA ESTATES, LOTS 1-2
4.	Matermi LLC	MALUZ SUBDIVISION, LOTS 1-23
5.	TARS Development LLC	TARS NO. 1 SUBDIVISION, LOTS 1-14
	COMM. COURT: February 17, 2023	



# 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

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 4-0380

### 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: Joe A. Casas

Address: 24719 Rio Colorado  
Linn TX

Phone: (956) 655-4810

Approved by Environmental Health:	Temporary Service	Final Service
	<u>M Ramirez</u> Authorized Signature	_____
Inspection/Permit No:	<u>No septic</u> <u>yes</u>	_____
Date Approved:	<u>2/06/23</u>	<u>/ /</u>

Water Supplier: N/A

Utility Provider:  M.V.E.C.       AEP

Account/ESI No.: 1000071336  
 Temporary Pole       Permanent Service

regarding the land described as:

Los Novillos Lot B

on February 17, 2023, 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 10/20/15);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by M Ramirez);
- No an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by M Ramirez);
- yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by M Ramirez);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

\_\_\_\_\_  
Planning Department Authorized Signature

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

\_\_\_\_\_  
Date

ATTEST:

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

\_\_\_\_\_  
Date



# 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
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Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 4-6386

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

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

#### PARTY MAKING REQUEST:

Name: Joe A. Casas

Address: 24719 Rio Cotorado

Linn, TX

Phone: (956) 655-4810

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

Los Novillos Lot 15

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

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

Joe A. Casas  
Requesting Party (Signature)

2/4/23  
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:

2/8/23  
Date

[Signature]  
County Official



Chapter 232, Texas Local Government Code

8/4/2022 3:33:28 PM

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 4-6386  
Receipt No.: 025202  
L6309-00-000-0015-00


CASAS JOE A  
606 N 19TH  
EDIBURG, TX 78541  
(956) 655-4810  
(956) 655-4810

- [1] Contractor: SELF
- [2] Water System: City of Edinburg
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2000Sq.Ft.
- [5] Legal Description: LOS NOVILLOS LOT 15
- [6] Location: FLORAL RD AND FM 3250
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$140000
- [10] Flood Zone: Zone C

Community Panel Number: 4803340225B  
Precinct: 4  
Certification of Elevation Required: No  
Setbacks: Front 50', Rear 45', Side 15', Side ', Corner 60'  
Special Conditions: **MUST COMPLY WITH HCPD SETBACKS RULES AND REGULATIONS**  
Description: Permit 4-6386  
Price: \$30.00

**Total Amount.....\$30.00**


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

Cashier  Date 08/4/22 

1D#702251

[NOTICE]

ALL SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE IN COMPLIANCE WITH THE SUBDIVISION PLAT AND/OR DEED RESTRICTIONS. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. NO MORE THAN ONE SINGLE FAMILY RESIDENCE PER LOT. APPLICANT SHALL COMPLY WITH ALL THE PLAT AND OR DEED RESTRICTIONS AND REQUIREMENTS AFFECTING THE LOT. APPLICANT ACKNOWLEDGES THAT NO FURTHER DIVISION OF THE DESCRIBED PROPERTY SHALL BE DONE WITHOUT FIRST PREPARING A SUBDIVISION PLAT IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES, TEXAS LOCAL GOVERNMENT CODE AND/OR TEXAS WATER DEVELOPMENT BOARD MODEL SUBDIVISION RULES. A CLEARANCE WILL NOT BE ISSUED FOR ANY PROPERTY LOCATED IN AN AREA DESIGNATED AS ZONE 'A', 'AE', 'AH' OR 'AO' UNTIL THE OWNER AND/OR CONTRACTOR HAS PROVIDED THE PLANNING DEPARTMENT A DEVELOPMENT PERMIT APPROVED BY THE COUNTY OF HIDALGO FLOOD PLAIN administrator INCLUDING AN ELEVATION CERTIFICATE REFLECTING THE PROPOSED FINISHED FLOOR ELEVATION FOR THE IMPROVEMENTS AND THE BASE FLOOD ELEVATION FOR THE PROPERTY. IN ADDITION, A FINAL CLEARANCE WILL NOT BE ISSUED UNTIL THE OWNER AND/OR CONTRACTOR HAS PROVIDED THE PLANNING DEPARTMENT A FINISHED FLOOR CONSTRUCTION ELEVATION CERTIFICATE CONFIRMING THAT ALL IMPROVEMENTS WERE CONSTRUCTED IN ACCORDANCE WITH THE TERMS OF THE INITIAL APPLICATION AND FLOOD PLAIN ADMINISTRATION DEVELOPMENT PERMIT. A SEPARATE PERMIT IS ALSO REQUIRED FOR INSTALLATION OF SEPTIC TANKS AND THE VERIFICATION THAT SEPTIC TANKS WERE INSTALLED IN COMPLIANCE WITH ALL LEGAL REQUIREMENTS. THIS APPLICATION IS SUBJECT TO CANCELLATION IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF ONE YEAR AT ANY TIME AFTER WORK IS COMMENCED. APPLICANT/OWNER STATES THAT NO STRUCTURE EXISTS ON THIS TRACT OF LAND. IF FOUND IN VIOLATION APPROVED APPLICATION MAY BE REVOKED. APPROVED APPLICATION FEE SHALL BE DOUBLED FOR CONSTRUCTION COMMENCING AND/OR STRUCTURES MOVED IN PRIOR TO OBTAINING AN APPROVED APPLICATION. THE FORGOING IS A TRUE AND CORRECT DESCRIPTION OF THE IMPROVEMENTS CONTEMPLATED BY THE UNDERSIGNED APPLICANT, AND THE APPLICANT STATES THAT THE APPLICANT WILL HAVE FULL AUTHORITY OVER THE CONSTRUCTION OF SAME AND CONTRACTOR AND APPLICANT HEREBY AGREE TO COMPLY WITH ALL COUNTY REQUIREMENTS AND APPLICABLE PLAT AND/OR DEED RESTRICTIONS. APPLICANT AND CONTRACTOR HEREBY CERTIFY THAT EACH HAS READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND REGULATIONS GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION. BY SIGNING THIS APPLICATION, APPLICANT AND CONTRACTOR AUTHORIZE REPRESENTATIVES OF THE COUNTY OF HIDALGO TO COME ON TO THE CONSTRUCTION SITE TO MONITOR CONTRACTOR'S AND APPLICANT'S COMPLIANCE WITH THE TERMS OF THE PERMIT AND THE COUNTY'S SUBDIVISION REGULATIONS. PLEASE CONTACT PLANNING DEPARTMENT 48 HOURS PRIOR TO POURING OF FOUNDATION FOR INSPECTION OF BUILDING SETBACKS FROM PROPERTY LINES AND FINISH FLOOR ELEVATION. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. BUILDING SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE MET PRIOR TO POURING FOUNDATION OR WHEN MOVING IN A STRUCTURE.

  
Signature of Owner or Applicant

8/4/22  
Date

EDWARDS ABSTRACT

GF# 936105-HER

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: June 24, 2021

Grantor: CARL A. KUHLBERG, II, and ANGIE MICHELLE KUHLBERG,  
a married couple

Grantor's Mailing Address (including county): 2613 Fairmont Ave.  
McAllen, Texas 78504  
Hidalgo County, Texas

Grantee: JOE ANDREW CASAS

Grantee's Mailing Address (including county): 606 N. 19th  
Edinburg, Texas 78541  
Hidalgo County, Texas

Consideration: Cash and a note of even date executed by Grantee and payable to the order of SECURITY SERVICE FEDERAL CREDIT UNION, in the principal amount of ONE HUNDRED THOUSAND EIGHT HUNDRED AND NO/100THS DOLLARS (\$100,800.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of SECURITY SERVICE FEDERAL CREDIT UNION, and by a first-lien deed of trust of even date from Grantee to RUTH W. GARNER, Trustee.

Property (including any improvements):

Lot 15, LOS NOVILLOS SUBDIVISION, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 49, Pages 10-14, Map Records, Hidalgo County, Texas.

Reservations from Conveyance and Exceptions to Conveyance and Warranty:

Restrictive covenants recorded in CLERK'S FILE NO. 1580282, OFFICIAL RECORDS AND VOLUME 49, PAGES 10-14, MAP RECORDS, HIDALGO COUNTY, TEXAS.

Mineral and/or royalty grant and/or reservation in instrument(s) dated April 2, 1948, recorded in Volume 83, Page 47, Oil and Gas Records, dated June 18, 1977, recorded in Volume 1535, Page 825, dated December 19, 1980, recorded in Volume 1703, Page 159 and dated May 7, 1981, recorded in Volume 1723, Page 444, Deed Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas and Mineral Lease dated March 30, 1987, recorded in Volume 2448, Page 32 an unitized by instrument dated February 13, 1992, recorded in Volume 3208, Page 163 and dated April 22, 1992, recorded in Volume 3245, Page 110, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas and Mineral Lease(s) dated February 7, 2012, recorded under Clerk's File Nos. 2364582, 2364583, 2364584, dated December 16, 2011, recorded under Clerk's File No. 2364585, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Memorandum of Oil and Gas Leases dated December 15, 2003, recorded under Clerk's File No. 1280008, dated December 1, 2003, recorded under Clerk's File No. 1280009, dated December 5, 2003, recorded under Clerk's File No. 1280010, dated November 26, 2003, recorded under Clerk's File No. 1280011, dated December 11, 2003, recorded under Clerk's File No. 1280012, dated December 12, 2003, recorded under Clerk's File No. 1280013, dated November 12, 2003, recorded under Clerk's File No. 1280014, dated October 23, 2003, recorded under Clerk's File No. 1280015, dated November 3, 2003, recorded under Clerk's File No. 1280017, dated November 12, 2003, recorded under Clerk's File No. 1280018, dated October 7, 2003, recorded under Clerk's File No. 1280020, dated September 4, 2003, recorded under Clerk's File No. 1280021 and dated December 9, 2003, recorded under Clerk's File No. 1280022, Official Records, Hidalgo County, Texas.

Memorandum of Oil and Gas Leases dated October 22, 2012, recorded under Clerk's File No. 2364587, dated October 8, 2012, recorded under Clerk's File No. 2364588, dated October 12, 2012, recorded under Clerk's File No. 2364589, dated October 2, 2012, recorded under Clerk's File No. 2364591, dated October 1, 2012, recorded under Clerk's File No. 2364592, dated May 29, 2012, recorded under Clerk's File No. 2364593, dated September 15, 2012, recorded under Clerk's File No. 2364594, dated September 17, 2012, recorded under Clerk's File Nos. 2364595, 2364596, dated September 14, 2012, recorded under Clerk's File No. 2364598, dated March 21, 2012, recorded under Clerk's File No. 2364599, dated March 30, 2012, recorded under Clerk's File No. 2364600 and dated April 5, 2012, recorded under Clerk's File Nos. 2364601, 2364602, Official Records, Hidalgo County, Texas.

Memorandum of Oil and Gas Lease dated April 6, 2012, recorded under Clerk's File No. 2364603, dated March 9, 2012, recorded under Clerk's File No. 2364604, dated March 8, 2012, recorded under Clerk's File No. 2364605, dated March 24, 2012, recorded under Clerk's File No. 2364606, dated April 11, 2012, recorded under Clerk's File No. 2364607, dated March 27, 2012, recorded under Clerk's File No. 2364610, dated April 3, 2012, recorded under Clerk's File No. 2364611, dated March 23, 2012, recorded under Clerk's File No. 2364612, dated March 7, 2012, recorded under Clerk's File No. 2364613 and dated April 4, 2012, recorded under Clerk's File No. 2364614, Official Records, Hidalgo County, Texas.

Memorandum of Oil and Gas Lease, dated March 28, 2011, recorded under Clerk's File No. 2364615, dated February 14, 2012, recorded under Clerk's File No. 2364616, dated January 30, 2012, recorded under Clerk's File No. 2364617, dated January 26, 2012, recorded under Clerk's File No. 2364618, dated February 23, 2012, recorded under Clerk's File No. 2364619, dated February 17, 2012, recorded under Clerk's File No. 2364623, dated January 19, 2012, recorded under Clerk's File No. 2364624, dated January 17, 2012, recorded under Clerk's File Nos. 2364625 and 2364626, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records whether listed herein or not.

Easement and Right of Way dated December 5, 1930, recorded in Volume 329, Page 646, Deed Records, Hidalgo County, Texas.

Grant of Easement dated October 20, 1955, recorded in Volume 846, Page 30, Deed Records, Hidalgo County, Texas.

Right of Way Easement dated October 24, 1967, recorded in Volume 1195, Page 909, Deed Records, Hidalgo County, Texas.

Highway Right of Way Easement dated August 21, 1973, recorded in Volume 1377, Page 675, Deed Records, Hidalgo County, Texas.

Right of Way Easement dated August 21, 1973, recorded in Volume 1378, Page 509, Deed Records, Hidalgo County, Texas.

Easement and/or other rights, if any, as set forth in Warranty Deed dated June 18, 1977, recorded in Volume 1535, Page 824, Deed Records, Hidalgo County, Texas.

Deed of Easement dated July 10, 2009, recorded under Clerk's File No. 2016222, Official Records, Hidalgo County, Texas.

Lien and other rights, if any, in favor of LOS NOVILLOS PROPERTY OWNERS ASSOCIATION to secure payment of assessments, as set forth in instrument dated February 17, 2006, recorded under Clerk's File No. 1580282, Official Records, Hidalgo County, Texas.

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

Taxes for the year 2021 and subsequent years.

Grantor, for valuable consideration, the receipt of which is hereby acknowledged, and subject to the reservations from conveyance, and exceptions to conveyance and warranty contained in this instrument, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and to hold the Property to Grantee, Grantee's heirs, executors, administrators, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof forever, except as to the reservations from conveyance, and exceptions to conveyance and warranty herein contained.

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 become absolute.

SECURITY SERVICE 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 note. The first and superior vendor's lien against and the superior title to the Property are retained for the benefit of SECURITY SERVICE FEDERAL CREDIT UNION, and are transferred to SECURITY SERVICE FEDERAL CREDIT UNION, without recourse against Grantor.

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

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

Carl A. Kuhlberg II  
CARL A. KUHLBERG, II

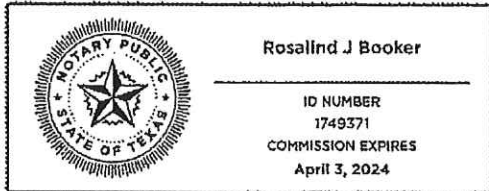
Angie Michelle Kuhlberg  
ANGIE MICHELLE KUHLBERG

(Acknowledgment)

STATE OF Texas §

COUNTY OF Collin §

This instrument was acknowledged before me on the 28 day of June, 2021, by  
CARL A. KUHLBERG, II, and ANGIE MICHELLE KUHLBERG, a married couple.



*Rosalind J Booker*  
\_\_\_\_\_  
Notary Public, State of Texas

Notarized online using audio-video communication

AFTER RECORDING RETURN TO:  
JOE ANDREW CASAS  
606 N. 19th  
Edinburg, Texas 78541

PREPARED BY:  
LEWIS PEÑA FALCON & COOK  
Attorneys At Law  
3111 W. Freddy Gonzalez Drive  
Edinburg, Texas 78539  
GF#: 936105; MR:lc



# PLANNING DEPARTMENT

Rev. 6-14-22

## County of Hidalgo

Main Office  
2818 S. Business Hwy  
281  
Edinburg, Texas 78539  
956-318-2840  
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Precinct No. 1 Substation  
1900 Joe Stephens Ave.  
Ste. A  
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956-973-7850

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

*sewer*

Precinct 1 2(3) 4

T.J. Arredondo  
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: Date Approved:	Authorized Signature _____ / /	Authorized Signature _____ / /

Name: Ungrid Braguer for  
Las Hermanas Land Dev. LLC

Address: 2121 E. Griffin Parkway Suite 2  
Mission, TX 78574

Water Supplier: SWSC

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

Phone: 309-0994

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

regarding the land described as:

Eduardos No. 16 Phase II lots 1-14

on February 17, 20 23, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

Fill in "yes" or "no" in each blank

- yes A plat has been prepared;
- yes A plat has been reviewed and approved by the Commissioners Court; water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;
- 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 12/20/2022);

(verified by Jun Sosa);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

\_\_\_\_\_  
Planning Department Authorized Signature

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

\_\_\_\_\_  
Date

ATTEST:

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

\_\_\_\_\_  
Date



**SUBDIVISION PLAT OF EDUARDO'S SUBDIVISION No.16 PHASE II**

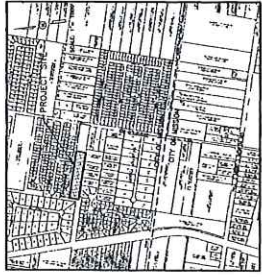
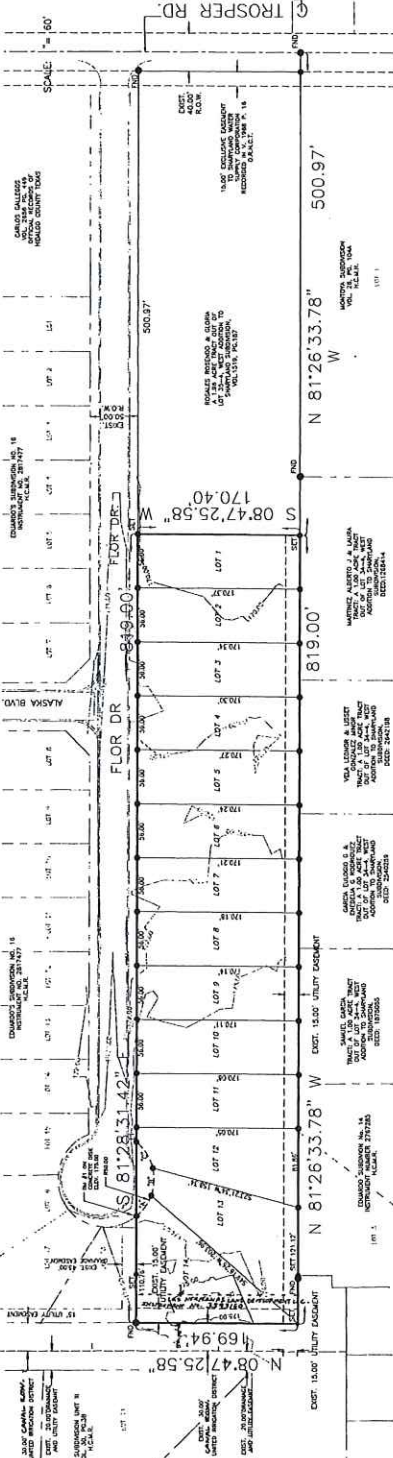
A 3.19 ACRE TRACT OUT OF THE SOUTH (10) ACRES OF LOT 35-4 WEST ADDITION TO SHARPLAND SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED UNDER HIDALGO COUNTY CLERK'S DOCUMENT NUMBER 2714033, 2776433, OFFICIAL RECORDS, HIDALGO COUNTY TEXAS.

**CURVE DATA TABLE**

CURVE	CHORD	ARC
1	285.237' ±	271.11'
2	47.914' ±	50.00'
3	44.831' ±	50.00'
4	44.831' ±	50.00'

**LINE DATA TABLE**

LINE	BEARING	DISTANCE
1	S 81°26'33.78" W	143.87'
2	N 08°47'25.58" E	170.40'
3	N 81°26'33.78" W	500.97'
4	N 08°47'25.58" E	170.40'
5	S 81°26'33.78" W	143.87'



**LOCATION MAP**  
SCALE = 1"=1000'  
HIDALGO COUNTY, TEXAS  
HIDALGO COUNTY CLERK'S OFFICE  
1000 W. WASHINGTON ST., SUITE 100  
SAN ANTONIO, TEXAS 78201  
HIDALGO COUNTY CLERK'S OFFICE  
1000 W. WASHINGTON ST., SUITE 100  
SAN ANTONIO, TEXAS 78201

**PLAT NOTES AND RESTRICTIONS:**  
1. THE SUBDIVISION IS BEING PLATED IN ACCORDANCE WITH THE FEDERAL ORDINANCE...  
2. THE SUBDIVISION IS BEING PLATED IN ACCORDANCE WITH THE FEDERAL ORDINANCE...  
3. THE SUBDIVISION IS BEING PLATED IN ACCORDANCE WITH THE FEDERAL ORDINANCE...

**PLAT NOTES AND RESTRICTIONS:**  
1. THE SUBDIVISION IS BEING PLATED IN ACCORDANCE WITH THE FEDERAL ORDINANCE...  
2. THE SUBDIVISION IS BEING PLATED IN ACCORDANCE WITH THE FEDERAL ORDINANCE...  
3. THE SUBDIVISION IS BEING PLATED IN ACCORDANCE WITH THE FEDERAL ORDINANCE...

**METS AND BOUNDS**  
1. THE SUBDIVISION IS BEING PLATED IN ACCORDANCE WITH THE FEDERAL ORDINANCE...  
2. THE SUBDIVISION IS BEING PLATED IN ACCORDANCE WITH THE FEDERAL ORDINANCE...  
3. THE SUBDIVISION IS BEING PLATED IN ACCORDANCE WITH THE FEDERAL ORDINANCE...

**STATE OF TEXAS**  
COUNTY OF HIDALGO  
I, THE UNDERSIGNED, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING SUBDIVISION HAS BEEN PLATED IN ACCORDANCE WITH THE FEDERAL ORDINANCE...

**STATE OF TEXAS**  
COUNTY OF HIDALGO  
I, THE UNDERSIGNED, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING SUBDIVISION HAS BEEN PLATED IN ACCORDANCE WITH THE FEDERAL ORDINANCE...

**PLANNING & ZONING COMMISSION**  
CERTIFICATE OF APPROVAL  
DATE: 12/06/2022

**PLANNING & ZONING COMMISSION**  
CERTIFICATE OF APPROVAL  
DATE: 12/06/2022

**PLANNING & ZONING COMMISSION**  
CERTIFICATE OF APPROVAL  
DATE: 12/06/2022

**PLANNING & ZONING COMMISSION**  
CERTIFICATE OF APPROVAL  
DATE: 12/06/2022

**PLANNING & ZONING COMMISSION**  
CERTIFICATE OF APPROVAL  
DATE: 12/06/2022

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SHEET 5 -...  
SHEET 6 -...  
SHEET 7 -...

**AS-BUILT PLAN**

DATE: 12/06/2022

**SHARPLAND WATER SUPPLY CORPORATION**  
CERTIFICATE OF PLAT APPROVAL  
DATE: 12/06/2022

**SHARPLAND WATER SUPPLY CORPORATION**  
CERTIFICATE OF PLAT APPROVAL  
DATE: 12/06/2022

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DATE: 12/06/2022

**SHARPLAND WATER SUPPLY CORPORATION**  
CERTIFICATE OF PLAT APPROVAL  
DATE: 12/06/2022

**HIDALGO COUNTY DRAINAGE DISTRICT NO. 1**  
CERTIFICATE OF PLAT APPROVAL  
DATE: 12/06/2022

**HIDALGO COUNTY DRAINAGE DISTRICT NO. 1**  
CERTIFICATE OF PLAT APPROVAL  
DATE: 12/06/2022

**HIDALGO COUNTY DRAINAGE DISTRICT NO. 1**  
CERTIFICATE OF PLAT APPROVAL  
DATE: 12/06/2022

**HIDALGO COUNTY DRAINAGE DISTRICT NO. 1**  
CERTIFICATE OF PLAT APPROVAL  
DATE: 12/06/2022

**HIDALGO COUNTY DRAINAGE DISTRICT NO. 1**  
CERTIFICATE OF PLAT APPROVAL  
DATE: 12/06/2022

**REVISIONS**

NO.	SHEET	REVISION	DATE	APPROVED

**FILED FOR RECORD IN**  
HIDALGO COUNTY  
HIDALGO COUNTY CLERK  
ON: 12/06/2022 4:33 PM  
INSTRUMENT NUMBER: 2714033  
BY: [Signature] DEPUTY

**FILED FOR RECORD IN**  
HIDALGO COUNTY  
HIDALGO COUNTY CLERK  
ON: 12/06/2022 4:33 PM  
INSTRUMENT NUMBER: 2714033  
BY: [Signature] DEPUTY

**FILED FOR RECORD IN**  
HIDALGO COUNTY  
HIDALGO COUNTY CLERK  
ON: 12/06/2022 4:33 PM  
INSTRUMENT NUMBER: 2714033  
BY: [Signature] DEPUTY

**FILED FOR RECORD IN**  
HIDALGO COUNTY  
HIDALGO COUNTY CLERK  
ON: 12/06/2022 4:33 PM  
INSTRUMENT NUMBER: 2714033  
BY: [Signature] DEPUTY

**IZAGUIRRE Engineering Group LLC.**  
2121 E GRIFFIN PKWY SUITE 2 MISSION TEXAS, 78574  
PHONE (956) 584-0554 FAX (956) 584-0049



# 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 5 installed.

Precinct 1 2 3 4

T.J. Arredondo  
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: Juan E. Cadena

Address: 4703 N. Bushline Rd.  
MISSION, TX. 78574

Phone: 322-6209

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

Water Supplier: Agua Sud

Utility Provider:  M.V.E.C.     AEP

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

regarding the land described as: Cadena Estates lots 1-2

on February 17, 2023, 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 11-15-2022);  
 (verified by Florencia Flores);  
 (verified by Florencia Flores);  
 (verified by Florencia Flores);  
 (verified by Florencia Flores);

[Signature]  
Planning Department Authorized Signature

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

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

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

Precinct No.1 Substation  
1902 Joe Stephens Ave.  
Weslaco, TX 78596  
956-968-4734  
956-973-7850

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

Precinct 1 2 (3) 4

T.J. Arredondo, CFM  
Director of Planning

Application No: PA

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

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

#### PARTY MAKING REQUEST:

Name: JUAN E. CADENA  
Address: 4703 N. BRUSHLINE ROAD  
MISSION, TX. 78574  
Phone: (956) 322-6209

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

Cadena Estates 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

x Juan E Cadena  
Requesting Party (Signature)

11/03/2022  
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:

11/08/2022  
Date

Jen Stein  
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 installed.*

Precinct 1 2 3 4

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

Application No: NA

### 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: Watermill LLC

Address: 2800 N. Stewart Rd.  
Mission, TX 78574

Phone: 424-33335

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

Water Supplier: Agua SUD

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

Account/ESI No.: NA  
 Temporary Pole  Permanent Service

regarding the land described as: Nalez Subdivision lots 1-23

on February 17, 2023, 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 12/20/22);

(verified by Jin Seon);

(verified by Jin Seon);

(verified by Jin Seon);

(verified by Jin Seon);

Jin Seon  
Planning Department Authorized Signature

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

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 06-03-15

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

Precinct No.1 Substation  
1902 Joe Stephens Ave.  
Weslaco, TX 78596  
956-968-4734  
956-973-7850

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

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:** Matermi LLC

**Address:** 2800 North Stewart Road  
Mission, Texas 78574

**Phone:** (956) 424-3335

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

Maluz Subdivision (Lots 1-23)

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

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

Requesting Party (Signature)

11/8/22

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:

2/08/2023  
Date

Jan Serrin  
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

*OSAP's  
escrowed.*

Precinct 1 2 3 4

**T.J. Arredondo**  
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: TARS Development, LLC

Address: P.O. Box 700096  
McAllen, TX. 78504

Phone: 202-8135

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: TARS NO.1 LOTS 1-14.

on February 17, 2023, 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 1/20/2023);

(verified by Funston);

(verified by Funston);

(verified by Funston);

(verified by Funston);

[Signature]  
Planning Department Authorized Signature

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

\_\_\_\_\_  
Date

ATTEST:

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

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

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

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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: TARS Development, LLC.  
Address: P.O. Box 720096  
McAllen, TX. 78504  
Phone: 956-222-8135

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

TARS NO.1 lots 1-14

#### 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)

1-13-23  
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:

1/12/2023  
Date

[Signature]  
County Official

