



PLANNING DEPARTMENT

Rev. 7-24-23

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

Anthony Uresti
Assistant Director

Application No: 4-7481

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: Oscar Meza

Address: 1804 Rehanna St
Edinburg TX 78539

Phone: 956 330 4112

Approved by Environmental Health:	Temporary Service <u>Light only</u> <u>M Ramirez</u> Authorized Signature <u>No sewer yet</u>	Final Service
Inspection/Permit No:	Date Approved:	Authorized Signature
	<u>0823/23</u>	<u>/ /</u>

Water Supplier: Alamo Water Supply

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

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

regarding the land described as:

Lot 42 Los Nogales Phase 1

on September 5, 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 10/16/21);
- 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 [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 M Ramirez);
- No individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by M Ramirez);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 7-24-23

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956-205-7045
956-205-7049

Precinct 1 2 3 4

Anthony Uresti
Assistant Director

Application No: 4-7681

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: Oscar Mera Jr.
Address: 1804 Relaxation St
Edinburg TX 78539
Phone: 956 330 4112

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

Lot 42 Los Nogales Phase 1

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)

8-23-23
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:

8/30/23
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	Ph: 956-968-4734	Ph: 956-205-7045
Fax: 956-318-2844	Fax: 956-973-7850	Fax: 956-205-7049

Permit No.: Permit 4-7681
Receipt No.: 031150
L6306-01-000-0042-00

MEZA OSCAR JR
1804 RELAXATION
EDINBURG, TX 78539
(956) 330-4112
(956) 330-4112

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 01 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2347Sq.Ft.
- [5] Legal Description: LOS NOGALES PH 1 LOT 42
- [6] Location: kenyon rd and richardson
- [7] Sewage: City of Edinburg
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$39000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 25', Rear 24', Side NS6', Side ', Corner 10'
Special Conditions: must comply with all setbacks and regulations required by the hcpd
Description: Permit 4-7681
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$50.00
Change Due: \$20.00
Application: alex.antons
Inspector: danny.sanchez
Receipt: alex.antons

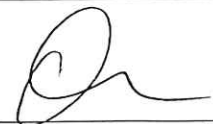


 Cashier

 Date

[NOTICE]

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



 Signature of Owner or Applicant

8-23-23

 Date

General Warranty Deed

Capital Title
GF# 23-749911 *MT*

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.

Date: August 11, 2023

Grantor: Noe G. Perez Jr., a single person

Grantor's Mailing Address: 2956 Stone Spring Ln. Dickinson TX 77539

Grantee: Oscar Meza Jr., a single person

Grantee's Mailing Address: 1806 Relaxation St Edinburg, TX 78539

Consideration: the sum of TEN DOLLARS (\$10.00) cash, and other good and valuable consideration

Property (including any improvements):

Lot 42, LOS NOGALES SUBDIVISION PHASE I, an Addition to the City of Edinburg, Hidalgo County, Texas, according to the Map or Plat recorded in Volume 38, Pages 130-133, Map Records of Hidalgo County, Texas.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to all restrictions, encumbrances, easements, covenants, and conditions relating to the Property filed for record in Hidalgo County, Texas.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

EXECUTED this 11th day of August, 2023.

SIGN
HERE X

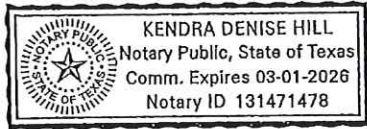
Noe G. Perez Jr.
Noe G. Perez Jr.

THE STATE OF Texas §

NOTARY
SEAL

COUNTY OF Harris §

Before me, a Notary Public, the foregoing instrument was acknowledged on 11th day of August, 2023 by Noe G. Perez Jr. who personally appeared before me, and who is known to me through TY DL to be the person(s) who executed it for the purposes and consideration expressed therein, and in the capacity stated.



Kendra Denise Hill
NOTARY PUBLIC, STATE OF
Texas

AFTER RECORDING, RETURN TO:

Oscar Niza Jr.
1806 Relativum St.
Edinburg Tx 78541

PREPARED IN THE LAW OFFICE OF
Shaddock & Associates, P. C.
2400 N. Dallas Parkway, Ste. 560
Plano, Texas 75093



PLANNING DEPARTMENT

Rev. 7-24-23

County of Hidalgo

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1900 Joe Stephens Ave.
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Weslaco, TX 78596
956-968-4734

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

OSSF's installed.
Precinct 1 2 3 4

Anthony Uresti
Assistant Director

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: La Reserva Phase II, LTD.
by: William A. Schwarz
Address: 900 E. Lakeview Dr.
McAllen, Tx. 78501
Phone: (956) (982-4128)

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

Water Supplier: NPAWSC

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

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

regarding the land described as:

La Reserva Phase II lots 200-327

on September 5, 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 7-25-23);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by Flor Serin);
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by Flor 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 [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 Flor Serin);

[Signature]
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST: _____
Hidalgo County Clerk

Date



PLANNING DEPARTMENT
County of Hidalgo

Rev. 06-03-15

Main Office
1304 South 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

Anthony Uresti
Assistant Director

Precinct 1 2 3 4

Application No: [Handwritten signature]

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 II, LTD. by: William A. Schwarz
Address: 900 E. Lakeview Drive
McAllen, TX 78501
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 SUBDIVISION PHASE II: An 81.74 acre tract of land out of Lots 3, 4, 5, 6, 11, & 12, Block 73, Engelman Resubdivision of the Missouri-Texas Land and Irrigation Company's Subdivision of Land in Las Mesteñas Grant, Hidalgo County, Texas.

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

[Handwritten signature]
Requesting Party (Signature)
6/21/23
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:

8/29/23
Date
Glen Serrin
County Official

SCALE 1" = 100'

SUBDIVISION PLAT OF:
LA RESERVA SUBDIVISION PHASE II

AN 81.74 ACRE TRACT OF LAND OUT OF LOTS 3, 4, 5, 6, 11 & 12, BLOCK 73, ENGLEMAN RESUBDIVISION OF THE MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION OF LAND IN LAS MESTERAS GRANT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN THE PUBLIC RECORDS OF HIDALGO COUNTY, TEXAS, INSTRUMENT NUMBER 2276894, SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2276894, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

THE EAST MATCHLINE TRACT BOUNDARY IS A TRACT OF LAND OUT OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

LINE DATA TABLE	DATE	REVISION	LENGTH
1	12/15/2021	1	1.0000
2	12/15/2021	2	1.0000
3	12/15/2021	3	1.0000
4	12/15/2021	4	1.0000
5	12/15/2021	5	1.0000
6	12/15/2021	6	1.0000
7	12/15/2021	7	1.0000
8	12/15/2021	8	1.0000
9	12/15/2021	9	1.0000
10	12/15/2021	10	1.0000
11	12/15/2021	11	1.0000
12	12/15/2021	12	1.0000
13	12/15/2021	13	1.0000
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16	12/15/2021	16	1.0000
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18	12/15/2021	18	1.0000
19	12/15/2021	19	1.0000
20	12/15/2021	20	1.0000
21	12/15/2021	21	1.0000
22	12/15/2021	22	1.0000
23	12/15/2021	23	1.0000
24	12/15/2021	24	1.0000
25	12/15/2021	25	1.0000
26	12/15/2021	26	1.0000
27	12/15/2021	27	1.0000
28	12/15/2021	28	1.0000
29	12/15/2021	29	1.0000
30	12/15/2021	30	1.0000
31	12/15/2021	31	1.0000
32	12/15/2021	32	1.0000
33	12/15/2021	33	1.0000
34	12/15/2021	34	1.0000
35	12/15/2021	35	1.0000
36	12/15/2021	36	1.0000
37	12/15/2021	37	1.0000
38	12/15/2021	38	1.0000
39	12/15/2021	39	1.0000
40	12/15/2021	40	1.0000
41	12/15/2021	41	1.0000
42	12/15/2021	42	1.0000
43	12/15/2021	43	1.0000
44	12/15/2021	44	1.0000
45	12/15/2021	45	1.0000
46	12/15/2021	46	1.0000
47	12/15/2021	47	1.0000
48	12/15/2021	48	1.0000
49	12/15/2021	49	1.0000
50	12/15/2021	50	1.0000
51	12/15/2021	51	1.0000
52	12/15/2021	52	1.0000
53	12/15/2021	53	1.0000
54	12/15/2021	54	1.0000
55	12/15/2021	55	1.0000
56	12/15/2021	56	1.0000
57	12/15/2021	57	1.0000
58	12/15/2021	58	1.0000
59	12/15/2021	59	1.0000
60	12/15/2021	60	1.0000
61	12/15/2021	61	1.0000
62	12/15/2021	62	1.0000
63	12/15/2021	63	1.0000
64	12/15/2021	64	1.0000
65	12/15/2021	65	1.0000
66	12/15/2021	66	1.0000
67	12/15/2021	67	1.0000
68	12/15/2021	68	1.0000
69	12/15/2021	69	1.0000
70	12/15/2021	70	1.0000
71	12/15/2021	71	1.0000
72	12/15/2021	72	1.0000
73	12/15/2021	73	1.0000
74	12/15/2021	74	1.0000
75	12/15/2021	75	1.0000
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81	12/15/2021	81	1.0000
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83	12/15/2021	83	1.0000
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85	12/15/2021	85	1.0000
86	12/15/2021	86	1.0000
87	12/15/2021	87	1.0000
88	12/15/2021	88	1.0000
89	12/15/2021	89	1.0000
90	12/15/2021	90	1.0000
91	12/15/2021	91	1.0000
92	12/15/2021	92	1.0000
93	12/15/2021	93	1.0000
94	12/15/2021	94	1.0000
95	12/15/2021	95	1.0000
96	12/15/2021	96	1.0000
97	12/15/2021	97	1.0000
98	12/15/2021	98	1.0000
99	12/15/2021	99	1.0000
100	12/15/2021	100	1.0000

AREA DATA TABLE	LOT	AREA	AC.
1	200	22443.79	0.59
2	201	22443.79	0.59
3	202	22443.79	0.59
4	203	22443.79	0.59
5	204	22443.79	0.59
6	205	22443.79	0.59
7	206	22443.79	0.59
8	207	22443.79	0.59
9	208	22443.79	0.59
10	209	22443.79	0.59
11	210	22443.79	0.59
12	211	22443.79	0.59
13	212	22443.79	0.59
14	213	22443.79	0.59
15	214	22443.79	0.59
16	215	22443.79	0.59
17	216	22443.79	0.59
18	217	22443.79	0.59
19	218	22443.79	0.59
20	219	22443.79	0.59
21	220	22443.79	0.59
22	221	22443.79	0.59
23	222	22443.79	0.59
24	223	22443.79	0.59
25	224	22443.79	0.59
26	225	22443.79	0.59
27	226	22443.79	0.59
28	227	22443.79	0.59
29	228	22443.79	0.59
30	229	22443.79	0.59
31	230	22443.79	0.59
32	231	22443.79	0.59
33	232	22443.79	0.59
34	233	22443.79	0.59
35	234	22443.79	0.59
36	235	22443.79	0.59
37	236	22443.79	0.59
38	237	22443.79	0.59
39	238	22443.79	0.59
40	239	22443.79	0.59
41	240	22443.79	0.59
42	241	22443.79	0.59
43	242	22443.79	0.59
44	243	22443.79	0.59
45	244	22443.79	0.59
46	245	22443.79	0.59
47	246	22443.79	0.59
48	247	22443.79	0.59
49	248	22443.79	0.59
50	249	22443.79	0.59
51	250	22443.79	0.59
52	251	22443.79	0.59
53	252	22443.79	0.59
54	253	22443.79	0.59
55	254	22443.79	0.59
56	255	22443.79	0.59
57	256	22443.79	0.59
58	257	22443.79	0.59
59	258	22443.79	0.59



PLANNING DEPARTMENT

County of Hidalgo

Rev. 7-24-23

Main Office
2818 S. Business Hwy
281
Edinburg, Texas 78539
956-318-2840

Precinct No. 1 Substation
1900 Joe Stephens Ave.
Ste. A
Weslaco, TX 78596
956-968-4734

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

OSSF Escrow

Precinct 1 2(3) 4

Anthony Uresti
Assistant Director

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: Yolanda Arcevedo Jimenez

Address: 924 S. McColl Road
Edinburg, Tx. 78539

Phone: 382-7407

Water Supplier: Agua Sud

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

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

regarding the land described as:

S+J Subdivision lots 1-2

on September 5, 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 7/25/23);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by Juan Serrin);
- 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 Juan Serrin);
- no an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by [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 Juan Serrin);

[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

BSP Escrowed

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: DHA

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: Yolanda Acuedo Jimenez

Address: 924 S. McColl Rd.
Edinburg, TX 78539

Phone: (956) 322-7407

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

S+J Subdivision 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

Yolanda Acuedo Jimenez
Requesting Party (Signature)

06-07-23
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:

7/27/23
Date

Alan Selin
County Official

