

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

	APPLICANT		APPLICATION NO.
1.	Alex Gonzalez	THE RESERVE ESTATES SUBDIVISION, LOTS 1-26	BLANKET COVER
2.	Oscar & Maria Leal	LEAL RANCH SUBDIVISION, LOTS 1-15	BLANKET COVER
3.	Matermi, LLC (Julio Cerda)	MALUZ II SUBDIVISION, LOTS 1-21	BLANKET COVER
4.	Leandro Balderas	BALDERAS RANCH LOTS 1A AND 1B SUBDIVISION	BLANKET COVER
	COMM. COURT: November 28, 2023		



# 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'S

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: Date Approved:	Authorized Signature _____ / /	Authorized Signature _____ / /

Name: Alex Amador

Address: 12943 W. Trosper Road  
Mission, TX. 78573

Phone: 905-6173

Water Supplier: N/A WSC

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

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

regarding the land described as:

The Reserve Estates Subdivision lots 1-26

on November 28, 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 9/5/2023;

(verified by Jen Serin);

(verified by Jen Serin);

(verified by Jen Serin);

(verified by Jen Serin);

Anthony Uresti  
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

OSSF'S.

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: ALEX GONZALEZ  
Address: 12943 N. PROSPER RD  
MISSION TX 78573  
Phone: (956) 905-6173

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

LOT 8 / TRHW 26, THE RESERVE ESTATES, 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

[Signature]  
Requesting Party (Signature)

9/19/23  
Date

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

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

10/25/23  
Date

[Signature]  
County Official



# PLANNING DEPARTMENT County of Hidalgo



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

Precinct No. 1 Substation  
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956-968-4734

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2401 N. Moorefield Rd.  
Mission, TX 78572  
956-205-7045

*OSSFIS*

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: *Osean + Maria Val*

Address: *22611 N. Skinner Road  
Edcouch, TX 78538*

Phone: *381-0981*

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

Water Supplier: *N/A WSC*

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

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

regarding the land described as: *Leal Ranch Subdivision lots 1-15*,

on *November 28*, 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; (Date approved *10/31/23*);
- 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 *Flursem*);
- 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 *Flursem*);
- 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 *Flursem*);
- yes* electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by *Flursem*);

*Anthony Uresti*  
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:                     

### 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 Leal & Maria Leal

Address: 22611 N. Skinner Road

Edcouch, Tx 78538

Phone: c/o 956-381-0981

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

See Attached Warranty Deed Leal Ranch

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

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

Oscar Leal

Requesting Party (Signature)

08/24/2023

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:

11/15/23  
Date

Jan Sena  
County Official





# PLANNING DEPARTMENT

Rev. 7-24-23

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956-318-2840

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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

Precinct 1 2 3 4

**Anthony Uresti**  
Assistant Director

Application No: D/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: Matemio Urcibarrida  
Address: 2800 W Stewart Rd.  
Mission, TX 78574  
Phone: 424-3335

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

Water Supplier: Agua SUD  
Utility Provider: [ ] M.V.E.C. [  ] AEP  
Account/ESI No.: D/A  
[ ] Temporary Pole [ ] Permanent Service

regarding the land described as: Maluz II Subdivision lots 1-21

on November 28, 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; (Date approved 10/31/23);
- 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 Florscin);
- 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 Florscin);
- 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 Florscin);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by Florscin);

Anthony Uresti  
Planning Department Authorized Signature      Hidalgo County Judge      Date

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



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 06-03-15

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956-318-2844

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956-968-4734  
956-973-7850

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

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 (Julio Cerda)

Address: 2800 N. Stewart Rd, Mission TX, 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 II Subdivision (Lots 1-21)

#### 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)

9/11/23  
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:

11/15/23  
Date

  
County Official



# PLANNING DEPARTMENT

## County of Hidalgo



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Mission, TX 78572  
956-205-7045

OSSF's.

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: Leandro Balderas

Address: 22000 N Moorefield Rd.  
Edinburg, Tx. 78573

Phone: 281-4524

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

Water Supplier: SWSC

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

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

regarding the land described as:

Balderas Ranch lots 1A and 1B subdivision

on November 28, 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 7/25/2023);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by Ken Sesin);
- 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 Ken Sesin);
- 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 Ken Sesin);

Anthony Uresti  
 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  
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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: Mr. Leandro Balderas

Address: 22680 N. Moorefield Road

Edinburg, Texas 78573

Phone: (956) 222-4564

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

A 6.70 acre tract being all of Lot 1, Balderas Ranch Subdivision  
as recorded in Document #2880145, Map Records, 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

[Signature]  
Requesting Party (Signature)

7/25/23  
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:

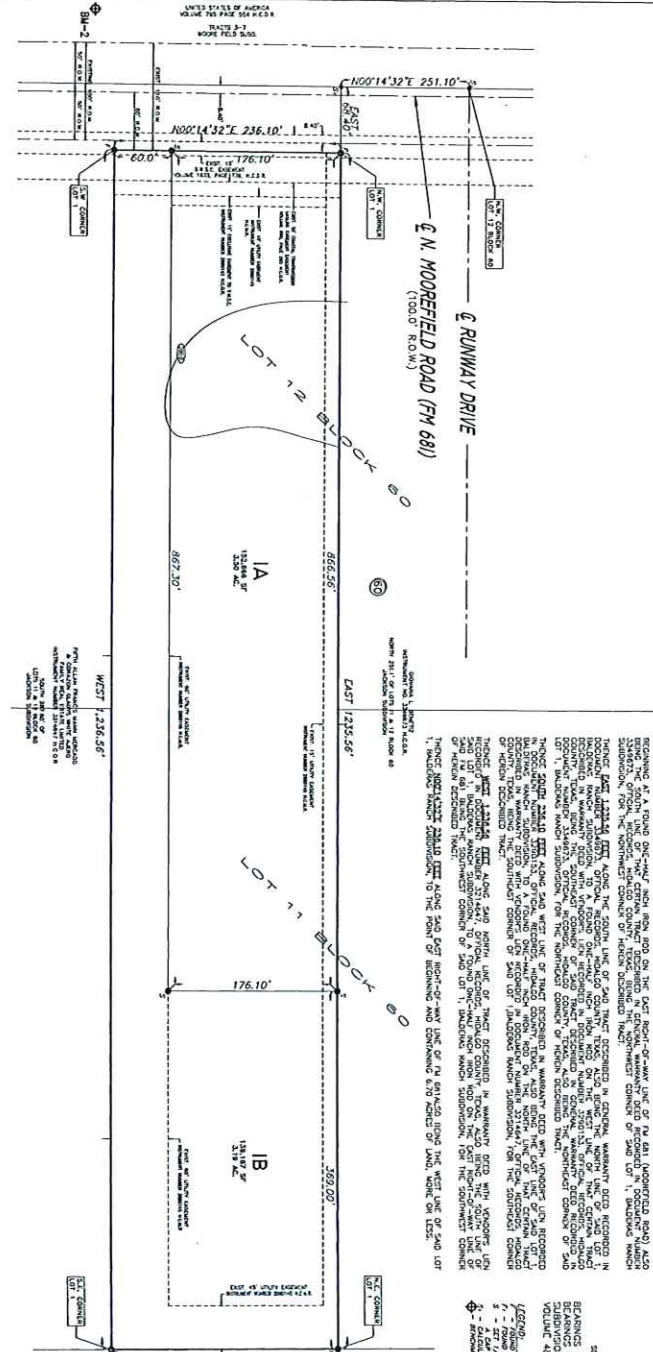
Location of land verified and completed request accepted by Hidalgo County for processing on:

11/15/23  
Date

[Signature]  
County Official

NO.	SHEET	REVISION	DATE	APPROVED
1	PLANS	NAME, NOTE AND DIMENSIONING	08-08-23	R.E.G.

REVISION NOTES

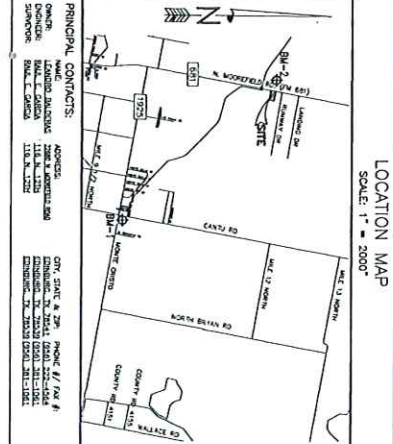


PLAT NOTES & RESTRICTIONS:

1. ALL LOTS ARE TO BE CONVEYED TO THE BUYER BY DEED AND SHALL BE SUBJECT TO THE EASEMENTS AND RESTRICTIONS SET FORTH IN THIS PLAT. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES.

2. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES.

3. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES.



LOCATION OF SUBDIVISION WITH RESPECT TO THE COUNTY OF HAWAII

SHEET NO. 1 OF 2 SHEETS

INDEX OF SHEETS	DESCRIPTION
1	PLAT OF SUBDIVISION
2	INDEX OF SHEETS

**CITY OF HAWAII**  
 DEPARTMENT OF PUBLIC WORKS  
 DIVISION OF PERMITS  
 10/24/2023

**CITY OF HONOLULU**  
 DEPARTMENT OF PUBLIC WORKS  
 DIVISION OF PERMITS  
 10/24/2023

**CITY OF MAUI**  
 DEPARTMENT OF PUBLIC WORKS  
 DIVISION OF PERMITS  
 10/24/2023

**PLAT OF**  
**BALDERAS RANCH LOTS 1A AND 1B SUBDIVISION**

DATE: OCTOBER 11, 2022

PREPARED BY:  
**R. E. GARCIA & ASSOCIATES**  
 ENGINEERS & PLANNERS

SCALE: 1" = 80'

JOHN: 2022-169

11/1/2023 - 3/19/2024

11/1/2023 - 3/19/2024

**CITY OF HONOLULU**  
 DEPARTMENT OF PUBLIC WORKS  
 DIVISION OF PERMITS  
 10/24/2023

**CITY OF MAUI**  
 DEPARTMENT OF PUBLIC WORKS  
 DIVISION OF PERMITS  
 10/24/2023

**CITY OF HAWAII**  
 DEPARTMENT OF PUBLIC WORKS  
 DIVISION OF PERMITS  
 10/24/2023