

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

	APPLICANT	APPLICATION NO.
1.	Aroldo Lozano Jr.	4-8102
2.	Jesus Garza	4-8120
3.	Olmedo's Investments, LLC OLMEDO SUBDIVISION, LOTS 1-3	BLANKET COVER
4.	Las Dianas Land Development, LLC EDUARDO'S SUBDIVISION NO. 24, LOTS 1-67	BLANKET COVER
5.	Los Vecindades RGV, L.P. EL ENCANTADO SUBDIVISION, LOTS 1-323	BLANKET COVER
6.	TJ & CJ Land LTD URI ESTATES SUBDIVISION, LOTS 1-13	BLANKET COVER
7.	1960 Investment Company, LLC WESTERN MEADOWS SUBDIVISION, LOTS 1-21	BLANKET COVER
8.	Krys Weyand SANTA CRUZ RANCHES NO. 4, PHASE B SUBDIVISION LOTS 141-188	BLANKET COVER
COMM. COURT: JANUARY 23, 2024		



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:

4-8102

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: Araldo A. Lozano Jr

Address: 9209 viznaga Dr
Edinburg Tx, 78542

Phone: 281-848-8843

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

Ranchitos Escandidos ph 1A Lot# 67

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)

1-10-24
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

1/17/24
Date

[Signature]
County Official



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

1/10/2024 10:32:10 AM

Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
2818 S Business Hwy 281	1900 Joe Stephens Ave. Ste. A	2401 N. Moorefield Rd.
Edinburg, Texas 78539	Weslaco, Texas 78596	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 4-8102
 Receipt No.: 033052
 R0941-1A-000-0001-00

LOZANO AROLDO A JR
 9209 VIZNAGA DR
 EDINBURG, TX 78542
 (956) 605-6947
 (956) 731-2585

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 44 Mobile homes
- [4] Size of Structure: 43Sq.Ft.
- [5] Legal Description: RANCHITOS ESCONDIDOS PH 1-A LOT 67
- [6] Location: 2812 and cesar chavez
- [7] Sewage: N/A
- [8] Construction Type: Metal
- [9] Est. Cost of Construction: \$50000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D
 Precinct: 4
 Certification of Elevation Required: No
 Setbacks: Front 85', Rear 30', Side 15', Side 15', Corner '
 Special Conditions: must comply with all setbacks and regulations required by the hcpd
 Description: Permit 4-8102
 Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
 Check/M.O.#:
 Payment: \$30
 Change Due: \$0.00
 Application: melissa.lopez
 Inspector: danny.sanchez
 Receipt: melissa.lopez

melissa.lopez 1/10/24
 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]
 Signature of Owner or Applicant

1-10-24
 Date

NOTICE OF CONFIDENTIALITY RIGHTS

IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY 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

Special Warranty Deed with Vendor's Lien

2643772

1. Date: August 8, 2015
2. Grantor: CWL, Limited, a Texas Limited Partnership
3. Grantor's Mailing Address: 506 E. Canton, Edinburg, Hidalgo County, Texas 78539
4. Grantee: AROLDO A. LOZANO, JR.
5. Grantee's Mailing Address: 2405 Ambassador St., Edinburg, Hidalgo County, Texas 78541
6. Consideration: Ten and No/100THS (\$10.00) Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by Grantee of Grantee's one certain promissory note of even date herewith, in the principal sum of Fifty Six Thousand Nine Hundred and No/100ths Dollars (\$56,900.00) payable to the order of Grantor and bearing interest as therein provided; containing the usual clauses providing for acceleration of maturity and for attorney's fees, the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a Deed of Trust of even date herewith to Alan D. Monroe, Trustee.
7. Property: Lot Sixty-Seven (67), Ranchitos Escondidos Subdivision Phase 1-A, Hidalgo County, Texas, as per map or plat thereof recorded under Instrument No. 2603420, Map Records, Hidalgo County, Texas.
8. Reservations from Conveyance: Grantor reserves unto Grantor and Grantor's heirs, successors and/or assigns forever:
 - A. All water in and under and that may be produced from the Property. If the water estate is subject to existing production or an existing license, this reservation includes the production, the license, and all benefits from it.
 - B. All right, title and interests of the **minerals and mineral estate** owned by Grantor, including, but not limited to all executory rights, all oil, gas, sulphur and all other hydrocarbon substances, whether liquid, gaseous or solid, all fissionable minerals and materials, including, but not limited to, uranium, thorium, vanadium, molybdenum, rhenium, and all coal, lignite and other minerals and ores, whether known or unknown, and irrespective of the depth at which same may be found, and further, **without limitation** by the foregoing enumeration, **all other minerals and ores** of every kind and character, whether similar or dissimilar, **including** all minerals which may be produced or recovered by wells, bores, shafts, tunnels, open pits, strip or surface mines, or by any other methods, **even through such production may damage or destroy the surface estate**, together with the rights of ingress and egress in, on, over and upon said Property for the purpose of exploring, producing, mining, saving, storing, treating and marketing said minerals.
 - C. All rights to underground high temperature waters and other underground substances providing heat sources such as may now or hereafter be suitable for use in producing geothermal energy.

- D. If the mineral estate and/or underground water estate, is subject to existing production or existing leases, this reservation includes the production, the leases, and all benefits from them. Grantor and Grantee agree that any lease of any of the oil, gas and other minerals herein retained shall expressly provide the lessee thereof shall pay and full and adequate compensation for all use by such lessee of the surface of the leased premises and for all damages caused by or resulting from the exploration for and production of such minerals. The provisions of the preceding sentence shall constitute covenants running with the minerals hereby retained, and shall be binding upon the heirs, successors and assigns of the parties hereto.
9. Exceptions to Conveyance and Warranty: This conveyance is made by Grantor and accepted by Grantee subject to the following, only to the extent that same exist and affect the Property, to-wit:
- a) Restrictive covenants recorded under Clerk's File No. 2629353, Official Records and Map Records, Hidalgo County, Texas.
 - b) All prior reservations of whatever nature, including, but not limited to prior reservations of oil, gas and other minerals in, on or under the land herein conveyed; all prior easements of record and visible easements; all prior leases of whatsoever nature; all rights of parties in possession; all prior liens; all covenants affecting any and all of said property; any discrepancies, conflicts or shortages in boundary lines, any encroachments or any overlapping of improvements; and all taxes for the current year and subsequent years.
 - c) Easements, rules, regulations and rights in favor of Hidalgo County Irrigation District No. 1.
 - d) Easements and reservations as may appear upon the recorded map and dedication of said subdivision.
 - e) Easements or claims of easements that are not recorded in the public records.
 - f) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.
 - g) Standby fees and taxes for the year 2015 and subsequent years.
 - h) All lots are restricted to commercial and/or residential use. No multi-family units are allowed on any of the lots in this subdivision.
 - i) Those items set out on Exhibit "B" attached hereto and made a part hereof for all purposes;
10. Condition of the Property: This Property is sold in its present physical "As Is" condition as set out in Exhibit "A" hereto attached and made a part hereof for all purposes.
11. Prior Liens: None.
12. Granting Clause: Grantor, for valuable consideration the receipt of which is hereby acknowledged, and subject to the reservations from, and 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 wise belonging (continue below):
13. Special Warranty of Title: To have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or 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, except as to the reservations from and exceptions to warranty, when the claim is by, through or under Grantor, but not otherwise.
14. Vendor's Lien: The vendor's lien against and superior title to the Property are retained until the note described above is fully paid according to its terms, at which time this deed will become absolute.
15. Non-examination of Title: **NO TITLE EXAMINATION WAS REQUESTED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION AS TO THE TITLE TO THIS PROPERTY.**

RE: Lot 67, Ranchitos Escondidos Subd Ph 1-A, recorded under Instrument No. 2603420, Map Rec Hid Cty, TX

16. Miscellaneous: When the context requires, singular nouns and pronouns include the plural.
17. Damages to the Surface Estate: By accepting this Deed, Grantee agrees that:
- A. The mineral estate may disturb, invade, trespass and/or use (by any other terminology) the surface estate as may be necessary for the development of the mineral estate.
 - B. Grantee releases Grantor and Grantor's successor, heir and assigns [owners of the mineral estate] from any damages and/or claims of damages and/or compensation relating to such use, invasion, disturbance, and/or trespass (by any other terminology) by the mineral estate.
 - C. Grantee will only seek damages and/or compensation from the Lessee of the mineral estate as to any such use, invasion and/or trespass and will defend and indemnify Grantor as to such damages and/or compensation.
 - D. This provision applies to Grantee and Grantee's heirs, successors and/or assigns.

18. Signature:

CWL LIMITED
By: THREE L.L.C.

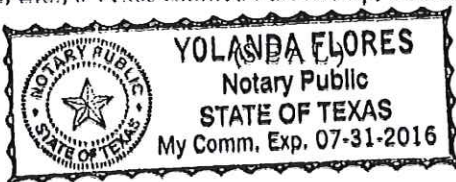
By: Forrest Runnels
Forrest Runnels, Vice President

The State of Texas

(Acknowledgment)

County of Hidalgo

This instrument was acknowledged before me on the 30th day of Aug, 2015, by Forrest Runnels
Vice Pres of Three, L.L.C., a Texas Limited Liability Company, on behalf of such LLC., as General Partner of
CWL, Ltd., a Texas Limited Partnership, on behalf of said partnership.



Yolanda Flores
Notary Public, State of Texas
My Commission Expires: 7-31-2016

Exhibit "A"

Grantee is accepting the property "As is", "where is" and "With all faults" and without any representation and/or warranty by Seller of any kind or character, express or implied, with respect to the property, (except those set out in the warranty of title) including, but not limited to: Zoning and tax consequences; Physical or environmental conditions; availability of access, ingress or egress; operating history or projections; Governmental approvals, governmental law and/or regulations; Things relating to or affecting the property, including, without limitation: (1) the value, condition, merchantability, marketability, profitability, habitability, suitability or fitness for a particular use or purpose of the property; (2) the manner or quality of the construction or materials incorporated into any of the property; (3) the manner, quality, and/or state of repair or lack of repair of the property; and (4) the performance of the work by contractors and consultants. Further, Buyer hereby releases Seller from any and all past, present or future claims or causes of action whatsoever arising out of or related to any environmental condition on the property, including, but not limited to asbestos, water damage, lead paint and/or mold, even if such claims or causes of action arise from or are attributed to strict liability or the sole or concurrent negligence of Buyer, its agents, or representatives.

After Recording Return To: CWL LIMITED, 506 E. Canton, Edinburg, Texas 78539

Exhibit "B"

- A. Reservation and/or conveyance of all executory rights relating to any and all oil, gas, and other minerals, including but not limited to uranium, coal, lignite, caliche and any and all fissionable and nonfissionable minerals, as set forth in instrument(s) dated October 31, 1977, recorded in Volume 1553, Page 703, Deed Records, Hidalgo County, Texas.
- B. Mineral and/or royalty grant and/or reservation (including but not limited to oil, gas, sulphur and all other hydrocarbon substances, whether liquid, gaseous or solid, all fissionable minerals and materials, including but not limited to uranium, thorium, vanadium, molybdenum, rhenium, and all coal, lignite and other minerals or ores, irrespective of depth) and grant and/or reservation of rights to underground high temperature waters and other underground substances providing heat sources suitable for use in producing geothermal energy, as set forth in instrument(s) dated November 8, 1977, recorded in Volume 1553, Page 748, Deed Records, and dated November 23, 1977, recorded in Volume 1554, Page 30, Deed Records, Hidalgo County, Texas.
- C. Mineral and/or royalty grant and/or reservation in instrument dated December 16, 1999, recorded in Clerk's File No. 831865, Official Records, Hidalgo County, Texas
- D. Oil, Gas, and Mineral Lease dated February 3, 1938 recorded in Volume 505, Page 405, Oil and Gas Records, Hidalgo County, Texas.
- E. Easement Deed dated February 20, 1943, recorded in Volume 505, Page 331, Deed Records, Hidalgo County, Texas. (BLANKET)
- F. Easement and/or other rights, if any, as set forth in untitled instrument dated July 20, 1955, recorded in Volume 836 Page 528, Deed Records, Hidalgo County, Texas.
- G. Memorandum of Right of Way Easement dated June 13, 2005, recorded under Clerk's File NO. 1487856, Official Records, Hidalgo County, Texas.
- H. Memorandum of Right of Way Easement dated June 13, 2005, recorded under Clerk's File No. 1487857, Official Records, Hidalgo County, Texas
- I. Easement and/or other rights, if any, as set forth in Special Warranty Deed dated October __, 2013, recorded under Official Records, Hidalgo County, Texas.
- J. A 10.00 inch diesel/gasoline pipeline along the South boundary line - Nustar Logistics LP Gas Pipeline Co. (361-249-9417); a 30.00' gas easement to Magnolia Petroleum Pipeline Co., recorded in Volume 836, Page 528, Deed, Records, Hidalgo County, Texas, as shown the plat recorded under Instrument No. 2603420, Map records, Hidalgo County, Texas.



PLANNING DEPARTMENT

Rev. 7-24-23

County of Hidalgo

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281
Edinburg, Texas 78539
956-318-2840
956-318-2844

Precinct No. 1 Substation
1900 Joe Stephens Ave.
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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

Anthony Uresti
Assistant Director

Application No: 4-8120

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: JESUS GARCIA

Address: 1238 W AUSTIN AVE
ALAMO, TEXAS
78516

Phone: 956-570-4731

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 / 1</u>	<u>1 / 17 / 24</u>

Water Supplier: NORTH ALAMO WATER SUPPLY

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

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

regarding the land described as:

NASSER FARAH LOT #2 CIBOLO DRIVE

on JANUARY 23, 2024, 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 4/21/24);
- 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;
- 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 [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 7-24-23

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Precinct 1 2 3 4

Anthony Uresti
Assistant Director

Application No: 4-8120

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: JESUS GARZA

Address: 1238 W. AUSTIN AVE. ALAMO, TEXAS 78516

Phone: 956-570-4731

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

NASSEI Farag LOT #2 Cibola Drive.

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Jesus Garza
Requesting Party (Signature)

1-17-24
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

1/17/24
Date

[Signature]
County Official



Chapter 232, Texas Local Government Code

1/17/2024 9:44:01 AM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
2818 S Business Hwy 281	1900 Joe Stephens Ave. Ste. A	2401 N. Moorefield Rd.
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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 4-8120
Receipt No.: 033134
N0237-00-000-0002-00

GARZA JESUS & TIRZAH SEPHORA GARZA
1238 W AUSTIN AVE
ALAMO, TX 78516
(956) 570-4731
(956) 570-4731

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 44 Mobile homes
- [4] Size of Structure: 296Sq.Ft.
- [5] Legal Description: NASSER FARAG LOT 2
- [6] Location: MILE 22 1/2 N RD & CARMEN AVILA RD
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$48000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 40', Rear 35', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH ALL SETBACKS AND REGULATIONS REQUIRED BY THE HCPD
Description: Permit 4-8120
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Check
Check/M.O.#: 832
Payment: \$30
Change Due: \$0.00
Application: melissa.lopez
Inspector: israel.lozoya
Receipt: melissa.lopez

Melissa Lopez 1/17/24
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.

Jesus M. Garza
Signature of Owner or Applicant

1-17-24
Date

San Jacinto Title Services-Brownsville
GF No.: 232501500

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.

General Warranty Deed

Date: OCTOBER 30, 2023

Grantor: TINY PROPELLERS INVESTMENTS, LLC

Grantor's Mailing Address: 2216 PADRE ISLAND PMB 774
SOUTH PADRE IS TX 78597
CAMERON COUNTY

Grantee: JESUS GARZA and TIRZAH SEPHORA GARZA

Grantee's Mailing Address: 1238 W AUSTIN AVE
ALAMO, TX 78516
HIDALGO COUNTY

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration.

Property (including any improvements):

Lot Two (2), NASSER FARAG SUBDIVISION, Hidalgo County Texas, as per map or plat thereof recorded in Volume 50, Page 78, Map Records of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from Conveyance: NONE

Exceptions to Conveyance and Warranty:

- a. Restrictive covenants as recorded in Volume 50, Page 78, Map Records of Hidalgo County, Texas.
- b. Standby fees, taxes and assessments by any taxing authority for the year 2023, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.
- c. Easements, building setbacks and reservations as shown according to the map or plat thereof recorded in Volume 50, Page 78, Map Records of Hidalgo County, Texas.
- d. Right of way easement granted to Rio Grande Valley Gas Co., recorded in Volume 510, Page 34, Deed Records, Hidalgo County, Texas
- e. Right of way easement granted to Rio Grande Valley Gas Co., recorded in Volume 619, Page 635, Deed Records, Hidalgo County, Texas
- f. Right of way easement granted to Carthage Hydrocol, Inc., recorded in Volume 656, Page 161, Deed Records, Hidalgo County, Texas. Assigned to Celanese Corporation of America by assignment recorded in Volume 931, Page 274, Deed Records, Hidalgo County, Texas Further assigned to Valero Transmission, L.P., a Limited Partnership, by Assignment and Bill of Sale dated December 13, 1994, filed January 10, 1995, under Document No. 429782, Official Records, Hidalgo County, Texas
- g. Right of way easement granted to Magnolia Petroleum Co., recorded in Volume 130,

Page 378, Oil and Gas Records, Hidalgo County, Texas.

- h. Right of way easement granted to Magnolia Petroleum Co., recorded in Volume 832, Page 441, Deed Records, Hidalgo County, Texas.
- i. Right of way easement granted to Magnolia Petroleum Co., recorded in Volume 843, Page 480, Deed Records, Hidalgo County, Texas.
- j. Right of way easement granted to Celariese Corporation, recorded in Volume 905, Page 104, Deed Records, Hidalgo County, Texas.
- k. Right of way easement granted to Central Power and Light Company, recorded in Volume 978, Page 433, Deed Records, Hidalgo County, Texas.
- l. Right of way easement granted to Western Natural Gas co., recorded in Volume 1036, Page 183, Deed Records, Hidalgo County, Texas.
- m. Right of way easement granted to Highland Resources, Inc., recorded in Volume 1557, Page 197, Deed Records, Hidalgo County, Texas. Assigned to Wainco Oil and Gas Company by Assignment of Right of Way Easements recorded in Volume 1750, Page 338, Deed Records, Hidalgo County, Texas
- n. Right of way easement granted to Duke Energy Field Services, LP, its successors and assigns, dated November 29, 2004 filed December 27, 2004 under Document No. 1416892, in the Official Records, Hidalgo County, Texas.
- o. Agreement dated November 14, 1983, filed January 18, 1984, by ant between Gilbert L. Skloss and Virginia R. Skloss, and Atlantic Richfield Company, recorded in Volume 1929, Page 610, Deed Records, Hidalgo County, Texas.
- p. Damage Release dated October 19, 1991 from Gilbert Skloss to Southwest Oil & Land, Inc. filed December 30, 1991, recorded in Volume 3183, Page 362, Official Records, Hidalgo County, Texas.
- q. Subject to rights and claims to property by JSJH Investments, LTD., by virtue of Surface Deed dated May 1, 2002, filed August 23, 2002, under Document NO. 1114226, Official Records, Hidalgo County, Texas.
- r. Assignment and Conveyance of system, Easements and Components to Texas Gas Service Company as recorded under Document No. 1154883, filed January 6, 2003, Official Records, Hidalgo County, Texas.
- s. Right of way easement granted to Valero Logistics Operations, L.P., a Delaware limited partnership, its successors and assigns, dated February 28, 2005 filed June 24, 2005 under Document No. 1487859, in the Official Records, Hidalgo County, Texas.
- t. Subject to rights and claims to property by JSJH Investments, LTD., by virtue of Surface Deed dated May 1, 2002, filed August 23, 2002, under Document NO. 1114226, Official Records, Hidalgo County, Texas.
- u. Assignment and Conveyance of system, Easements and Components to Texas Gas Service Company as recorded under Document No. 1154883, filed January 6, 2003, Official Records, Hidalgo County, Texas.
- v. Right of way easement granted to Valero Logistics Operations, L.P., a Delaware limited partnership, its successors and assigns, dated February 28, 2005 filed June 24, 2005 under Document No. 1487859, in the Official Records, Hidalgo County, Texas.
- w. Oil, Gas and Mineral Lease dated March 27, 1934, recorded in Volume 2, Page 47, being Document No. 14302, Oil and Gas Records, Hidalgo County, Texas.

- x. Oil, Gas and Mineral Lease dated March 27, 1934, recorded in Volume 11, Page 109, being Document No. 8732, Oil and Gas Records, Hidalgo County, Texas. Unitized by instruments dated April 17, 1946, recorded in Volume 122, Page 293, dated July 1, 1946, recorded in Volume 70, Page 252, dated August 5, 1949, recorded in Volume 106, Page 14, dated December 15, 1950, recorded in Volume 112, Page 155, dated November 18, 1952, recorded in Volume 135, Page 117, and dated December 19, 1955, recorded in Volume 281, Page 101, Oil and Gas Records, Hidalgo County, Texas.
- y. Oil, Gas and Mineral Lease dated January 1, 1988, recorded in Volume 2951, Page 826, being Document No. 173 82, Official Records, Hidalgo County, Texas. Amended under Document No. 636092, filed November 12, 1997.
- z. Oil, Gas and Mineral Lease dated January 1, 1988, recorded in Volume 2951, Page 830, being Document No. 173813, Official Records, Hidalgo County, Texas. Amended under Document No. 636092, filed November 12, 1997.
- aa. Oil, Gas and Mineral Lease dated July 15, 1990, recorded in Volume 2951, Page 834, being Document No. 173814, Official Records, Hidalgo County, Texas.
- ab. Oil, Gas and Mineral Lease dated January 1, 1988, recorded in Volume 2951, Page 841, being Document No. 173815, Official Records, Hidalgo County, Texas. Amended under Document No 636092, filed November 12, 1997.
- ac. Oil, Gas and Mineral Lease dated June 25, 1 990, recorded in Volume 2960, Page 749, being Document No. 176634, Official Records, Hidalgo County, Texas. Amended by Document No. 636093, filed November 12, 1997.
- ad. Oil, Gas and Mineral Lease dated June 25, 1990, recorded in Volume 2960, Page 755, being Document No. 176636, Official Records, Hidalgo County, Texas. Amended by Document No. 636091, filed November 12, 1997.
- ae. Oil, Gas and Mineral Lease dated August 9, 1 990, recorded in Volume 2965, Page 601, being Document No. 178103, Official Records, Hidalgo County, Texas.
- af. Notice of Oil, Gas and Mineral Lease dated April 1 1, 1991, recorded in Volume 3062, Page 729, being Document No. 207696. Official Records, Hidalgo County, Texas.
- ag. Memorandum of Oil and Gas Lease dated June 30, 1999, recorded under Document No. 790309, Official Records, Hidalgo County, Texas.
- ah. Memorandum of Oil and Gas Lease dated April 15, 2001, recorded under Document No. 962311, Official Records, Hidalgo County, Texas.
- ai. Memorandum of Oil and Gas Lease dated May 1, 2001, recorded under Document No. 996716, Official Records, Hidalgo County, Texas.
- aj. Oil, Gas and Mineral Lease dated August 20, 2004, filed on September 9, 2004, recorded under Document No. 1379480, Official Records, Hidalgo County, Texas.
- ak. Mineral reservations and/or conveyances as set forth in instrument recorded in Volume 444, Page 1, Volume 448, Page 36, Volume 525, Page 177, Volume 1241, Page 629, Deed Records and dated October 10, 2003 under Document No. 1259194, Official Records, Hidalgo County, Texas.
- al. All water rights reserved in Deed dated June 15, 2005, filed under Document No. 1486925, Official Records of Hidalgo County, Texas.
- am. All leases, grants, exceptions or reservations of coal, ignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public

Records.

- an. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.
- ao. Building, Zoning, Platting and/or Regulatory Laws and or Ordinances of any Municipal and/or other Governmental Authority.

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.

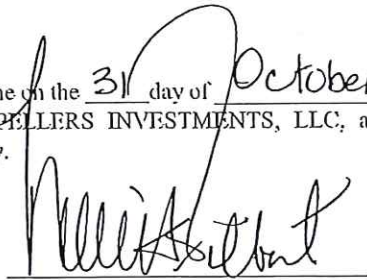
TINY PROPELLERS INVESTMENTS, LLC

BY: 
 LAUREN FREY, MEMBER

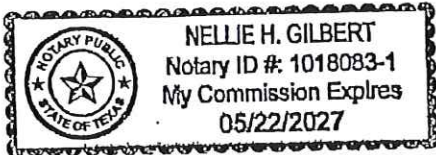
ACKNOWLEDGMENT

STATE OF TEXAS §
 §
 COUNTY OF CAMERON §

This instrument was acknowledged before me on the 31 day of October, 2023, by LAUREN FREY, MEMBER of TINY PROPELLERS INVESTMENTS, LLC, a Texas limited liability company on behalf of said company.



NOTARY PUBLIC, STATE OF TEXAS



PREPARED BY:
 SLUISIER & ASSOCIATES, PLLC
 4900 N. 10TH STE, E-2
 Mc ALLEN, TEXAS 78504
 GP#232507500

AFTER RECORDING, RETURN TO:
 JESUS GARZA and TIRZAJI SEPHORA GARZA
 1238 W AUSTIN AVE
 ALAMO, TX 78516



PLANNING DEPARTMENT

Rev. 12-21-23

County of Hidalgo

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
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
Name: <u>Olmedo's Investments LLC.</u>	Authorized Signature	Authorized Signature
Inspection/Permit No:		
Date Approved:	/ /	/ /

Name: Olmedo's Investments LLC.

Address: 2411 El Encino Dr.
Mission, Tx. 78573

Phone: 361-0981

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: Olmedo Subdivision lots 1-3

on JANUARY 23, 2024, 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;
- 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 10/31/2023);

(verified by Jan Serin);

(verified by Jan Serin);

(verified by Jan Serin);

(verified by Jan Serin);

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 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

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: Olmedo's Invesments LLC

Address: 2411 El Encino Dr.

Mission Tx 78573

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 Olmedo Submission Jobs 1-3

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)

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:

1/11/2024
Date

[Signature]
County Official



PLANNING DEPARTMENT

Rev. 12-21-23

County of Hidalgo

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

Sewer

Precinct 1 2 3 4

Anthony Uresti
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
Name: <u><i>Las Dianas Land Dev, LLC.</i></u>	Authorized Signature	Authorized Signature
Inspection/Permit No:		
Date Approved:	<u>/ /</u>	<u>/ /</u>

Address: *2121 E. Griffin Parkway*
Suite 2

Water Supplier: *SWSC*

Mission, Tx. 78574

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

Phone: *240-3246*

Account/ESI No.: *N/A*

Temporary Pole Permanent Service

regarding the land described as:

Eduardos W. 24 lots 167

on *JANUARY 23*, 20*24*, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

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

yes
yes
yes

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

(Date approved *10/31/23*);

(verified by *Jen Sevin*);

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 *Jenny Gonzalez*);

(verified by *Jenny Gonzalez*);

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 *Jen Sevin*);

yes

electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

Anthony Uresti
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



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

Sewer

Precinct 1 2(3) 4

Anthony Uresti
Assistant Director

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: *Las Diana's Land Development LLC*

Address: *2121 E. Griffin Parkway suite 2*
Mission TX 78574

Phone: *(956) 240-3246*

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

Eduardos No. 24 lots 1-67

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] *10-*
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:

11/12/24
Date

[Signature]
County Official



PLANNING DEPARTMENT

Rev. 12-21-23

County of Hidalgo

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

Sewer

Precinct 1 2 3 4

Anthony Uresti
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: Los Vecindades Reviv.

Address: 11410 N.F.M. 493
Donna, TX 78537

Phone: 409-4431

Water Supplier: NAWSC

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

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

regarding the land described as: El Encantado Subdivision Lots 323

on JANUARY 23, 2024, 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;
- 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 9/26/23);
 (verified by Fun Soria);
 (verified by Fun Soria);
 (verified by [Signature]);
 (verified by [Signature]);
 (verified by Fun Soria);

[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

Sewer

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: NA

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: Los Vecindades RGV, L.P.

Address: 11410 North F.M. 493

Donna, Texas 78537

Phone: (956) 464-4431

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

Deed El Encantado Subdivision Lots 1-323

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 M. Lopez
Digitally signed by: 9007e2e74716-454e-a25c-
c0a832812c53
DN: CN = 9007e2e74716-454e-a25c-
c0a832812c53
Date: 2023.08.15 09:09:26 -0500
Requesting Party (Signature)

8/15/23
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:

1/11/2024
Date

John Selsin
County Official



PLANNING DEPARTMENT

Rev. 12-21-23

County of Hidalgo

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
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: TJ + CS Land LTD.

Address: 5901 Colorado Street
Houston, TX 77057

Water Supplier: NAWSC

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

Phone: 832-372-5324

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

regarding the land described as: Ull Estates Lots 1-13

on JANUARY 23, 2024, 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 10/31/2023)
 (verified by Fin Senin);
 (verified by Fin Senin);
 (verified by Fin Senin);
 (verified by Fin Senin);

[Signature]
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST: _____
Hidalgo County Clerk

Date



PLANNING DEPARTMENT

County of Hidalgo

Rev. 7-24-23

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

Precinct 1 2 3 4

Anthony Uresti
Assistant Director

Application No: WHA

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: TJ & CJ LAND LTD

Address: 5901 Dolores St.

HOUSTON, TEXAS 77057

Phone: 832-372-5324

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

URI Estates Lots 1-13

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Chris J. Frisby, Vice President of CEF Land, Inc.,
The Sole General Partner of TJ & CJ Land, Ltd.

Chris Frisby

Requesting Party (Signature)

10-11-23

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:

1/11/2024
Date

John Stein
County Official



PLANNING DEPARTMENT

Rev. 12-21-23

County of Hidalgo

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
Director of Planning

Application No: N/A

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

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

Name: 1960 Investments Co. LLC

Address: 36970 W. Nile Road
Mission, TX 78574

Water Supplier: Agua Sud

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

Phone: 438-1334

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

regarding the land described as: Western Meadows lots 1-21

on JANUARY 23, 2024, 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;
- 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 10/31/2023);

(verified by Jen Serrin);

(verified by Jen Serrin);

(verified by Jen Serrin);

(verified by Jen Serrin);

Anthony Uresti
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



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

QSSF'S.

Precinct 1 2 3 4

Anthony Uresti
Assistant Director

Application No: *UJA*

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: 1960 INVESTMENT COMPANY LLC

Address: 36970 W. Mile 7 Road,
Mission Texas 78574

Phone: 956-432-1336

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

WESTERN MEADOWS 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

[Signature]
Requesting Party (Signature)

11/07/23
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:

1/11/2024
Date

[Signature]
County Official



PLANNING DEPARTMENT

County of Hidalgo

Rev. 12-21-23

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
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: Krys Weyand

Address: P.O. Box 959
Edinburg, Tx. 78540

Phone: 383-0868

Water Supplier: DAWSC

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

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

regarding the land described as: Santa Cruz Ranches No. 4 Phase B lots 141-198,

on JANUARY 23, 20 24, 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 9/26/23);

(verified by Florsheim);

(verified by Florsheim);

(verified by Florsheim);

(verified by Florsheim);

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

OSSF's

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

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: KRYS WEYAND

Address: P.O. BOX 959
EDINBURG, TX 78540

Phone: 956-383-0868

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

SANTA CRUZ RANCHES PHASE B SUBDIVISION lots 141-188

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Requesting Party (Signature) Date 9/6/23

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- X 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:

1/11/2024
Date

Jen Serin
County Official

