

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	Brenda A. Manrique	4-5669
2.	Mark J. Fryer-Cascabel Estates, Inc COLE CROSSING SUBDIVISION, LOTS 1-30	BLANKET COVER
3.	Girasol Development Group, L.L.C. SUNSHINE ESTATES NO. 2, LOTS 1-119	BLANKET COVER
4.	Antia Perez PEREZ PH. I SUBDIVISION, LOT 1	BLANKET COVER
5.	Jefferson Road Property Inv, L.L.C. CARMEN AVILA RANCHETTES, LOTS 1-22	BLANKET COVER
6.	J&DMC Management, L.L.C. VISTA RIDGE ACRES PHASE VIII, LOTS 801-949	BLANKET COVER
7.	Jefferson Road Property, Inv, L.L.C. CARMEN AVILA SUBDIVISION PHASE IV, LOTS 404-499	BLANKET COVER
COMM. COURT: APRIL 16, 2024		



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

Precinct 1 2 3 4

Anthony Uresti
Director of Planning

Application No: 4-56609

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: Brenda A. Manrique
PEMO ZARAGOZA

Address: 20510 Buck

Fawn, Edinburg
Tx, 78542

Phone: (713) 751 9014

Approved by Environmental Health:	Temporary Service <u>[Signature]</u> Authorized Signature	Final Service <u>[Signature]</u> Authorized Signature
Inspection/Permit No:	<u>61641 onay</u>	<u>61641 onay</u>
Date Approved:	<u>4-3-24</u>	<u>4-3-24</u>

Water Supplier: N/A

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

Account/ESI No.: 1000103801
 Temporary Pole Permanent Service

regarding the land described as: Los Verdosos Ph 5 #544 Phase V

on April 16, 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 4/8/05);
- 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]);
- 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. 12-21-23

County of Hidalgo

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956-205-7045

Precinct 1 2 3 4

Anthony Uresti
Director of Planning

Application No: 4-51009

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: Brenda A. Manrique/Pemo Zaragoza
Address: 20510 Buck Fawn
Edinburg, Tx 78542
Phone: (713) 751 9014

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

Los Venados Ph. 5 lot 544

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Brenda Manrique
Requesting Party (Signature)

04/04/24
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:

4/10/24
Date

[Signature]
County Official



COUNTY OF HIDALGO
PLANNING DEPARTMENT

Permit No.: Permit 4-5669

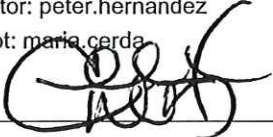
Receipt No.: 022155

L6446-05-000-0544-00

Main Office 2818 S Business Hwy 281 Edinburg, Texas 78539 Ph: 956-318-2840 Fax: 956-318-2844	Precinct No. 1 Substation 1900 Joe Stephens Ave. Ste. A Weslaco, Texas 78596 Ph: 956-968-4734 Fax: 956-973-7850	Precinct No. 3 Substation 2401 N. Moorefield Rd. Mission, Texas 78572 Ph: 956-205-7045 Fax: 956-205-7049
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- ZARAGOZA PEMO & DAVILA BRENDA A MANRIQUE
- 20510 BUCK FAWN DR
- EDINBURG, TX 78542
- (281) 508-0968
- (281) 508-0968
- [1] Contractor: SELF
- [2] Water System: City of Edinburg
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 4559Sq.Ft.
- [5] Legal Description: LOS VENADOS PH 5 LOT 544
- [6] Location: 281 AND 186
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$150000
- [10] Flood Zone: Zone C

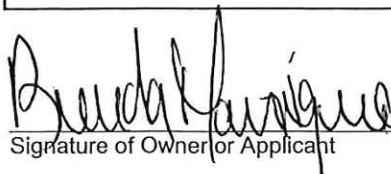
Community Panel Number: 4803340250B
 Precinct: 4
 Certification of Elevation Required: No
 Setbacks: Front 100', Rear 15', Side 10', Side 10', Corner '
 Special Conditions: MUST COMPLY WITH HCPD SETBACKS
 RULES AND REGULATIONS
 Description: Permit 4-5669
 Price: \$30.00
Total Amount.....\$30.00
 Method of Payment: Check
 Check/M.O.#: 136
 Payment: \$30
 Change Due: \$0.00
 Application: maria.cerda
 Inspector: peter.hernandez
 Receipt: maria.cerda

 Cashier 

 Date 4/10/24

[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

4/10/24
 Date

NOTICE OF CONFIDENTIALITY RIGHTS:

IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Re: Lot 544, Los Venados Subdivision PHASE V, Hidalgo County, Texas, as per map thereof recorded in Volume 46, Pages 25-34, Map Records of Hidalgo County, Texas

Special Warranty Deed with Vendor's Lien

1. Date: January 9, 2019
2. Grantor: Garco, Ltd., A Texas Limited Partnership, acting by and through its General Partner, Garco Management, L.L.C, a Texas Limited Liability Company
3. Grantor's Mailing Address: 3910 W. Freddy Gonzalez, Edinburg, Hidalgo County, Texas 78539
4. Grantee: PEMO ZARAGOZA AND BRENDA A. MANRIQUE DAVILA
5. Grantee's Mailing Address: 16221 Hidalgo St., Edinburg, Hidalgo County, Texas 78542
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 SIXTY SIX THOUSAND NINE HUNDRED AND NO/100THS DOLLARS (\$66,900.00) 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 544, Los Venados Subdivision PHASE V, Hidalgo County, Texas, as per map thereof recorded in Volume 46, Pages 25-34, Map Records of Hidalgo County, Texas, reference to which is here made for all purposes.
8. Reservations from and Exceptions to Conveyance and Warranty: This conveyance is made by Grantor and accepted by Grantee subject to the following:
 - A. The Declaration of Covenants, Easements, Conditions and Restrictions, which include liens and security interests in favor of the Property Owners' Association, to secure the payments of assessments. The Declaration is of record under Document Number 1544101, Official Records, Hidalgo County, Texas.
 - B. All of the following which are valid and subsisting and affect the Property and that are of record, in the Office of the County Clerk, Hidalgo County, Texas, to-wit: all rights, rights of way, restrictions, reservations, reservations and leases of oil, gas and other minerals, reservations of *underground* water and easements (including, but not limited to, easements for roads, utilities, irrigation lines, high pressure gas pipe lines and Irrigation District drainage ditch), and all items listed on Exhibit "A" attached hereto and made a part hereof for all purposes.
 - C. Grantee's representations that: a. Grantee will have inspected the Property to Grantee's sole satisfaction, hiring the necessary experts to satisfy himself as to the condition of the Property without any reliance on any of Seller's representations; b. The parties are in relatively equal bargaining

Re: Lot 544, Los Venados Subdivision., PHASE V, Hidalgo County, Texas, V 46, P25-34, Map Records of Hidalgo County, Texas.

positions; c. Grantee is purchasing the Property "As Is", without any warranty (except the Special Warranty of Title); d. the language of Exhibit "B" is to be included in the Special Warranty Deed, conveying title to Grantee ; and e. Grantee is responsible for obtaining all necessary permissions and permits for the construction upon and/or use of the Property.

- D. All zoning laws, regulations and ordinances of municipal, county and/or other governmental authorities, if any, relating to the property, or any part hereof.
- E. Anything an on-the-ground A-1 survey would reveal.
- F. The taxes for the year 2019 and subsequent years due to change in land usage or ownership.
- G. Liens in favor of Texas Regional Bank recorded in the Official Records, Hidalgo County, Texas.
- H. **Save and except** Grantor reserves for himself and his heirs and assigns all oil, gas and other minerals, in, on, under or that may be produced from the above described property.
- I. Grantor hereby reserves to Grantor the groundwater rights, together with appurtenant easements as indicated in an Amendment to the DECLARATION OF COVENANTS, EASEMENTS, CONDITIONS AND RESTRICTIONS for "Los Venados Subdivision PHASE V," Hidalgo County, Texas, which amendment is of record by Document Number 1405101.
- J. **Right of First Refusal.** If Grantee desires to sell or otherwise transfer any interest in the property herein described, Grantor shall have the right of first refusal to meet any bona fide offer of sale on the same terms and conditions of such offer. Upon Grantor's failure to meet such offer in writing within 30 days after written notice thereof from Grantor to Grantee, Grantee may sell the property to the third party in accordance with his offer.

9. 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):

10. 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.

11. 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.

12. 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.**

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

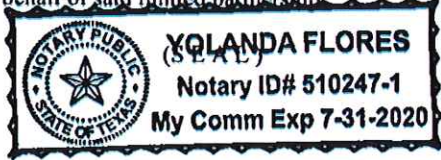
14. Signature:
 Garco, Ltd.
 By: *[Signature]* Garco Management, L.L.C.
 By: _____
 Richard A. Garza, President

The State of Texas

(Acknowledgment)

County of Hidalgo

This instrument was acknowledged before me on the 9th day of Jan, 2019, by Richard A. Garza, President of Garco, Ltd., A Texas Limited Liability Company, on behalf of said L.L.C. as General Partner of Garco, Ltd., a Texas Limited Partnership, on behalf of said limited partnership.



[Signature]
 Yolanda Flores
 Notary Public, State of Texas
 My Commission Expires: 7-31-2020

After Recording Return To: Garco, Ltd., 3910 W. Freddy Gonzalez, Edinburg, Texas 78539

Re: Lot 544, Los Venados Subdivision., PHASE V, Hidalgo County, Texas, V 46, P25-34, Map Records of Hidalgo County, Texas.

EXHIBIT A - LOS VENADOS PHASE V

- A. Restrictive Covenants of record dated July 11, 2003, filed July 11, 2003 under Document # 1220191; dated July 15, 2003, filed August 6, 2003 under Document # 1229132 and dated October 1, 2003, filed October 10, 2003 under Document # 1253996; dated July 11, 2003, filed April 23, 2004 under Document # 1326322; dated June 22, 2004, filed June 22, 2004 under Document # 1349572; dated November 17, 2004, filed November 17, 2004 under Document # 1405101 and dated April 26, 2005, filed April 28, 2005 under Document # 1464510 Official Records, Volume 47, Pages 130-140, Map Records of Hidalgo County Texas, but omitting any covenant or restrictions based on race, color, religion, sex, handicap, familiar status or national origin unless and only to the extent that said covenant (1) is exempt under Chapter 42, Section 3607 of the United States Code or (2) relates to handicap but does not discriminate against handicapped persons.
- B. Annual maintenance charge and/or current assessments as set forth in instrument dated April 26, 2005, filed April 28, 2005 under Document # 1464510, Official Records, Hidalgo County, Texas. However, said lien is subordinated to any Mortgage Vendor's lien or Deed of Trust filed for record prior to the date of payment of such assessments and/or maintenance charges become due.
- C. Minimum floor elevations, setback lines, easements and restrictions as shown on the map of Los Venados Subdivision, Phase V, recorded in Volume 47, Pages 130-140, Map Records of Hidalgo County, Texas.
- D. Right of Way easement in favor of The State of Texas as shown by instrument recorded in Volume 783, Page 183, Deed Records of Hidalgo County, Texas.
- E. Easement in favor of Southwestern Bell Telephone Co as shown by instrument recorded in Volume 400, Page 632; Volume 785, Pages 568 and 569; and Volume 1072, Page 349, Deed Records of Hidalgo County, Texas.
- F. Right of Way easement in favor of Tennessee Gas Transmission Co as shown by instrument recorded in Volume 612, Page 534 and Volume 619, Page 164, Deed Records of Hidalgo County, Texas.
- G. Right of Way easement in favor of Humble Oil and Refining Company as shown by instrument recorded in Volume 1019, Pages 38, 39 and 40, Deed Records of Hidalgo County, Texas.
- H. Terms, stipulations and conditions contained in Oil, Gas and Mineral Leases dated September 26, 1933, recorded in Volume 1, Page 122, Oil and Gas Records of Hidalgo County, Texas.
- I. All oil, gas and other minerals have been heretofore reserved by prior grantors and/or predecessors in title as set forth in Deed dated July 20, 2004, filed August 4, 2004 under Document # 1366173, Official Records of Hidalgo County, Texas.
- J. Visible and apparent easements on or across the property herein described.

Exhibit "B"

As a material part of the consideration, Grantor and Grantee agree that Grantee is accepting the Property:

1. **AS IS", "WHERE IS" AND "WITH ALL FAULTS",**
2. **SELLER IS NOT MAKING ANY WARRANTIES OR REPRESENTATIONS OF ANY KIND OR CHARACTER, EXPRESSED OR IMPLIED, WITH RESPECT TO THE PROPERTY, (except those set out in warranty of title) INCLUDING, BUT NOT LIMITED TO:**
 - A. **WARRANTIES OR REPRESENTATIONS OF TITLE (other than seller's warranty of title as expressed in this deed);**
 - B. **ZONING AND TAX CONSEQUENCES;**
 - C. **PHYSICAL OR ENVIRONMENTAL CONDITIONS;**
 - D. **AVAILABILITY OF ACCESS, INGRESS OR EGRESS;**
 - E. **OPERATING HISTORY OR PROJECTIONS;**
 - F. **VALUATION;**
 - G. **GOVERNMENTAL APPROVALS, GOVERNMENTAL REGULATIONS OR ANY OTHER MATTER;**
 - H. **THINGS RELATING TO OR AFFECTING THE PROPERTY, INCLUDING, WITHOUT LIMITATION:**
 - 1) **THE VALUE, CONDITION, MERCHANTABILITY, MARKETABILITY, PROFITABILITY, SUITABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE OF THE PROPERTY; AND**
 - 2) **THE MANNER, QUALITY, STATE OF REPAIR OR LACK OF REPAIR OF THE PROPERTY;**
3. **BUYER HAS NOT RELIED UPON AND WILL NOT RELY UPON, EITHER DIRECTLY OR INDIRECTLY, ON ANY REPRESENTATION OR WARRANTY OF SELLER OR ANY AGENT OF SELLER;**
4. **BUYER WILL CONDUCT SUCH INSPECTIONS AND INVESTIGATIONS OF THE PROPERTY AS BUYER DEEMS NECESSARY, INCLUDING, BUT NOT LIMITED TO, THE PHYSICAL AND ENVIRONMENTAL CONDITIONS THEREOF, AND SHALL RELY UPON SAME;**
5. **BUYER ACKNOWLEDGES THAT THERE ARE NOT ANY ORAL AGREEMENTS, WARRANTIES OR REPRESENTATIONS, COLLATERAL TO OR AFFECTING THE PROPERTY MADE BY SELLER, ANY AGENT OF SELLER OR ANY THIRD PARTY.**



PLANNING DEPARTMENT

Rev. 12-21-23

County of Hidalgo

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956-318-2840

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956-968-4734

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Mission, TX 78572
956-205-7045

OSSF's

Precinct 1 2 3 4

Anthony Uresti
Director of Planning

Application No: WIA

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
Inspection/Permit No:		
Date Approved:	/ /	/ /

Name: Mark J. Fryer - Cascabel Estates, Inc.

Address: 2370 Amacia Circle Edinburg, TX 78539

Phone: 607-0082

Water Supplier: DAUSE

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

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

regarding the land described as: Cole Crossing Subdivision lots 1-30

on April 16, 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 3/5/2024);

(verified by Flor Serin);

(verified by Flor Serin);

(verified by Flor Serin);

(verified by Flor Serin);

Anthony Uresti
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST: _____
Hidalgo County Clerk

Date



PLANNING DEPARTMENT

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OSSF's

Precinct 1 2 3 4

Anthony Uresti
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: Mark J. Fryer - Cascabel Estates, Inc.

Address: 2320 Anacua Circle

Edinburg, Tx 78539

Phone: (956) 607-0082

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

Cole Crossing lots 1-30

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Mark Fryer
Requesting Party (Signature)

1-25-24
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:

4/9/24
Date

John Sesin
County Official



PLANNING DEPARTMENT

Rev. 12-21-23

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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
Inspection/Permit No:		
Date Approved:	/ /	/ /

Name: Arcos Development Group LLC.

Address: 2810 Closter Blvd.
Edinburg, TX 78541

Phone: 383-0808

Water Supplier: NAWSC.

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

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

regarding the land described as:

Sunshine Estates NO. 2 10k 1-119

on April 16, 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 3/5/2024);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by Fluor Sebin);
- 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 Fluor Sebin);
- 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 Fluor Sebin);

Anthony Uresti
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date

DATE: 11-10-17
DRAWN BY: [Signature]
CHECKED BY: [Signature]
APPROVED BY: [Signature]
SCALE: 1"=100'

EXISTING 300' H.C.D.D.#1 SOUTH MAIN DRAIN PARCEL 14 EASEMENT VOL. 1980, PG. 427 H.C.D.R.
SCALE: 1"=100'

INDEX TO SHEETS OF SUNSHINE ESTATES NO. 2 SUBDIVISION
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6 OF 6 SUNSHINE ESTATES NO. 2 SUBDIVISION LOT LAYOUT PLAT SHEET 6 OF 2

STATE OF TEXAS
COUNTY OF HIDALGO
I, [Signature], Surveyor, do hereby certify that the above and foregoing plat was prepared by me or under my direct supervision and that I am a duly licensed and qualified surveyor in the State of Texas.
DATED THIS 22nd DAY OF [Month], 2017.
[Signature]
SURVEYOR

STATE OF TEXAS
COUNTY OF HIDALGO
I, [Signature], Surveyor, do hereby certify that the above and foregoing plat was prepared by me or under my direct supervision and that I am a duly licensed and qualified surveyor in the State of Texas.
DATED THIS 22nd DAY OF [Month], 2017.
[Signature]
SURVEYOR

STATE OF TEXAS
COUNTY OF HIDALGO
I, [Signature], Surveyor, do hereby certify that the above and foregoing plat was prepared by me or under my direct supervision and that I am a duly licensed and qualified surveyor in the State of Texas.
DATED THIS 22nd DAY OF [Month], 2017.
[Signature]
SURVEYOR

STATE OF TEXAS
COUNTY OF HIDALGO
I, [Signature], Surveyor, do hereby certify that the above and foregoing plat was prepared by me or under my direct supervision and that I am a duly licensed and qualified surveyor in the State of Texas.
DATED THIS 22nd DAY OF [Month], 2017.
[Signature]
SURVEYOR

STATE OF TEXAS
COUNTY OF HIDALGO
I, [Signature], Surveyor, do hereby certify that the above and foregoing plat was prepared by me or under my direct supervision and that I am a duly licensed and qualified surveyor in the State of Texas.
DATED THIS 22nd DAY OF [Month], 2017.
[Signature]
SURVEYOR

STATE OF TEXAS
COUNTY OF HIDALGO
I, [Signature], Surveyor, do hereby certify that the above and foregoing plat was prepared by me or under my direct supervision and that I am a duly licensed and qualified surveyor in the State of Texas.
DATED THIS 22nd DAY OF [Month], 2017.
[Signature]
SURVEYOR

STATE OF TEXAS
COUNTY OF HIDALGO
I, [Signature], Surveyor, do hereby certify that the above and foregoing plat was prepared by me or under my direct supervision and that I am a duly licensed and qualified surveyor in the State of Texas.
DATED THIS 22nd DAY OF [Month], 2017.
[Signature]
SURVEYOR

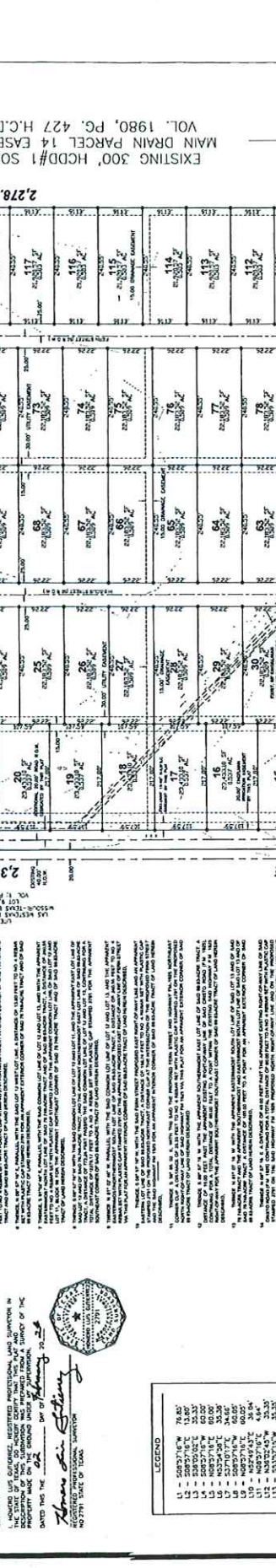
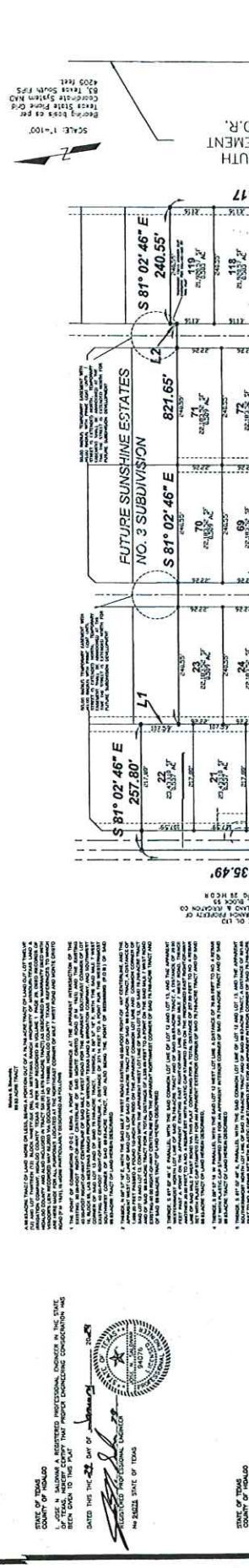
STATE OF TEXAS
COUNTY OF HIDALGO
I, [Signature], Surveyor, do hereby certify that the above and foregoing plat was prepared by me or under my direct supervision and that I am a duly licensed and qualified surveyor in the State of Texas.
DATED THIS 22nd DAY OF [Month], 2017.
[Signature]
SURVEYOR

STATE OF TEXAS
COUNTY OF HIDALGO
I, [Signature], Surveyor, do hereby certify that the above and foregoing plat was prepared by me or under my direct supervision and that I am a duly licensed and qualified surveyor in the State of Texas.
DATED THIS 22nd DAY OF [Month], 2017.
[Signature]
SURVEYOR

STATE OF TEXAS
COUNTY OF HIDALGO
I, [Signature], Surveyor, do hereby certify that the above and foregoing plat was prepared by me or under my direct supervision and that I am a duly licensed and qualified surveyor in the State of Texas.
DATED THIS 22nd DAY OF [Month], 2017.
[Signature]
SURVEYOR

STATE OF TEXAS
COUNTY OF HIDALGO
I, [Signature], Surveyor, do hereby certify that the above and foregoing plat was prepared by me or under my direct supervision and that I am a duly licensed and qualified surveyor in the State of Texas.
DATED THIS 22nd DAY OF [Month], 2017.
[Signature]
SURVEYOR

STATE OF TEXAS
COUNTY OF HIDALGO
I, [Signature], Surveyor, do hereby certify that the above and foregoing plat was prepared by me or under my direct supervision and that I am a duly licensed and qualified surveyor in the State of Texas.
DATED THIS 22nd DAY OF [Month], 2017.
[Signature]
SURVEYOR



SUNSHINE ESTATES NO. 2 SUBDIVISION

A 69.83-ACRE TRACT OF LAND OUT LOT TWELVE (12) AND LOT THIRTEEN (13) BLOCK NINETEEN-SIX (96) SUNSHINE ESTATES, PROPERTY OF MISSOURI-TEXAS LAND & INVESTMENT COMPANY, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 79 OF DEED RECORDS OF HIDALGO COUNTY, AND ALSO INCLUDED IN TRACT SIX (6) (A 67.65-ACRE TRACT) AS DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED MAY 02 2003 VIA DOCUMENT NO. 1194860, HIDALGO COUNTY, TEXAS.

INDEX TO SHEETS OF SUNSHINE ESTATES NO. 2 SUBDIVISION
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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.

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
Inspection/Permit No:		
Date Approved:	/ /	/ /

Name: Anita Perez

Address: 5701 W Bentsen Blvd. Dr.
Mission, TX 78574

Water Supplier: SWSC

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

Phone: 342-4125

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

regarding the land described as: Perez Ph. 1 Subdivision lot 1

on April 16, 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 11-14-23);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by Jim Seain);
- 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 Jim Seain);
- 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 Jim Seain);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by Jim Seain);

Anthony Uresti
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.

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: Anita Perez
Address: 5201 N. Bentsen Palm, Dr. Mission, Texas 78574
Phone: (956) 342 - 4125

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

Perez An. I lot 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

Anita Perez
Requesting Party (Signature)

9/7/23
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:

4/9/24
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

OSSF'S

Precinct 1 2 3 ④

Anthony Uresti
Director of Planning

Application No: WHA

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>Le Aterson Road Property, LLC.</u>	Authorized Signature	Authorized Signature
Inspection/Permit No:		
Date Approved:	/ /	/ /

Name: Le Aterson Road Property, LLC.
Victor Daniec, Manager.

Address: P.O. Box 2604
Edinburg, TX 78540

Phone: 381-6480

Water Supplier: NAUSC.

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

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

regarding the land described as:

Carmen Ayla Ranchettes lots 1-22

on April 16, 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 3/5/2024);

yes A plat has been reviewed and approved by the Commissioners Court; (verified by Victor Daniec);

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 Victor Daniec);

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 Victor Daniec);

yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by Victor Daniec);

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.
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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

OSSF's

Precinct 1 2 3/4

Anthony Uresti
Assistant Director

Application No: 12/1

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:

Jefferson Road Property Investments, LLC
Name: Victor Daniec, Manager

Address: P O Box 2604
Edinburg, TX 78540

Phone: 381-6480

IDENTIFICATION OF LAND (e.g., lot and block number of recorded subdivision, designation on plat, address, description in deed, etc.): Carmen Avila Ranchettes: A 55.27 acre tract of land out of Tract 156, San Salvador Del Tule Grant, Hidalgo County, Texas 10b 1-22

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) _____ Date _____

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

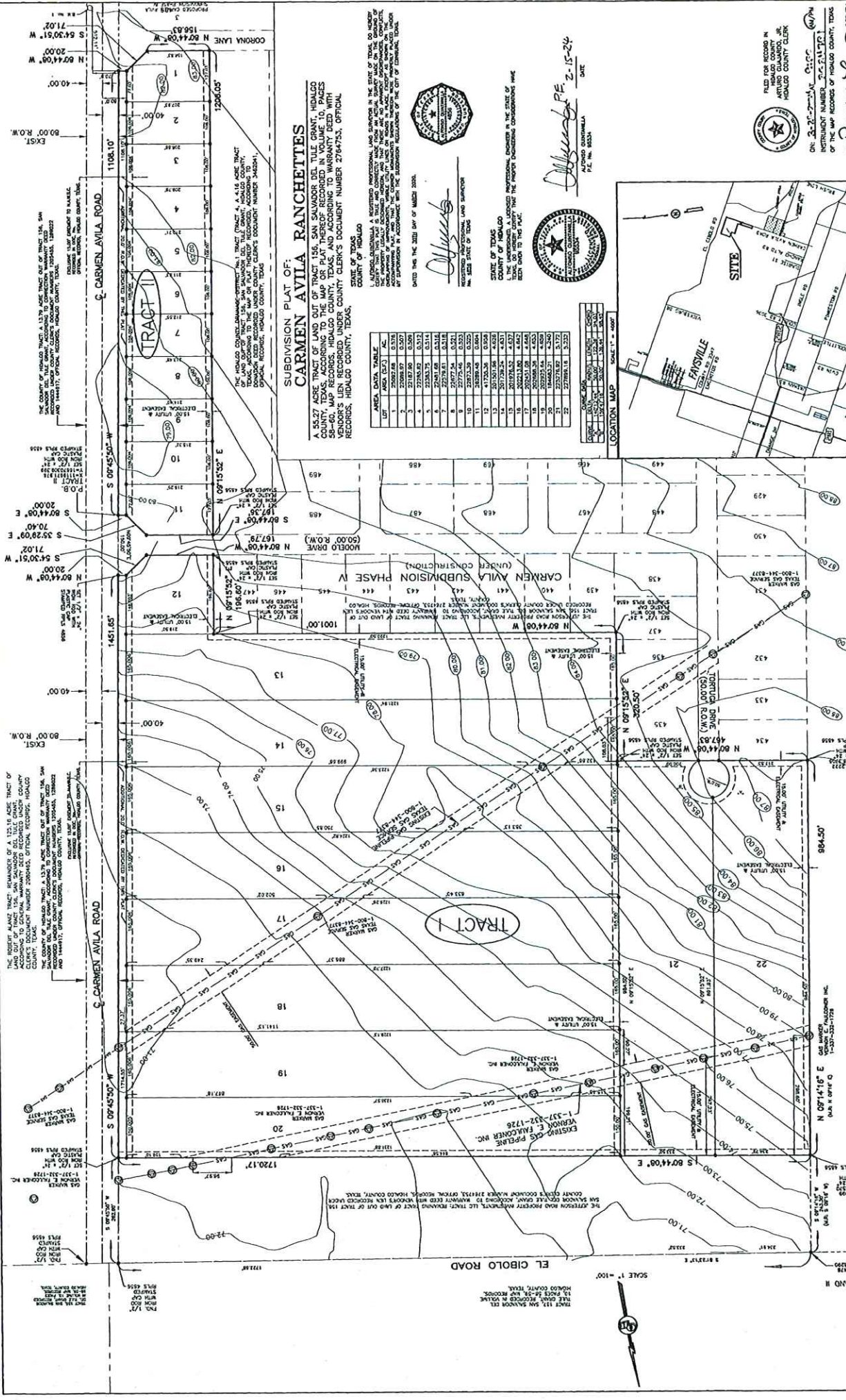
- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) Copy of subd. plat

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

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

4/19/24
Date

[Signature]
County Official



**SUBDIVISION PLAT OF:
CARMEN AVILA RANCHETTES**

A 55.27 ACRE TRACT OF LAND OUT OF TRACT 154, SAN SALVADOR DEL TULE GRANT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 10, PAGE 58-60 OF THE PUBLIC RECORDS OF HIDALGO COUNTY, TEXAS, AND ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 10, PAGE 58-60 OF THE PUBLIC RECORDS OF HIDALGO COUNTY, TEXAS, CLERK'S DOCUMENT NUMBER 2764753, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

LOT	AREA (ACRES)	FRONT FEET	DEPTH FEET	PERCENTAGE
1	25.000000	1108.10	1206.00	45.23%
2	2.500000	110.81	120.60	4.52%
3	2.500000	110.81	120.60	4.52%
4	2.500000	110.81	120.60	4.52%
5	2.500000	110.81	120.60	4.52%
6	2.500000	110.81	120.60	4.52%
7	2.500000	110.81	120.60	4.52%
8	2.500000	110.81	120.60	4.52%
9	2.500000	110.81	120.60	4.52%
10	2.500000	110.81	120.60	4.52%
11	2.500000	110.81	120.60	4.52%
12	2.500000	110.81	120.60	4.52%
13	2.500000	110.81	120.60	4.52%
14	2.500000	110.81	120.60	4.52%
15	2.500000	110.81	120.60	4.52%
16	2.500000	110.81	120.60	4.52%
17	2.500000	110.81	120.60	4.52%
18	2.500000	110.81	120.60	4.52%
19	2.500000	110.81	120.60	4.52%
20	2.500000	110.81	120.60	4.52%
21	2.500000	110.81	120.60	4.52%
TOTAL	55.270000	1108.10	1206.00	100.00%

THE HIDALGO COUNTY CLERK HEREBY CERTIFIES THAT TRACT A, A-16 ACRE TRACT OF LAND OUT OF TRACT 154, SAN SALVADOR DEL TULE GRANT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 10, PAGE 58-60 OF THE PUBLIC RECORDS OF HIDALGO COUNTY, TEXAS, AND ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 10, PAGE 58-60 OF THE PUBLIC RECORDS OF HIDALGO COUNTY, TEXAS, CLERK'S DOCUMENT NUMBER 2764753, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, IS CORRECTLY RECORDED IN THE PUBLIC RECORDS OF HIDALGO COUNTY, TEXAS, AND IS SUBJECT TO THE SUBDIVISION REGULATIONS OF THE CITY OF FARMVILLE, TEXAS.

LAUDORQUENIA A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, TO WHOM THE PROPERTY WAS REFERRED FOR SURVEY, AND WHO HAS HEREBY REVIEWED THE RECORDS OF THE PUBLIC RECORDS OF HIDALGO COUNTY, TEXAS, AND HAS FOUND THAT THE RECORDS OF THE PUBLIC RECORDS OF HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 10, PAGE 58-60 OF THE PUBLIC RECORDS OF HIDALGO COUNTY, TEXAS, CLERK'S DOCUMENT NUMBER 2764753, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, ARE CORRECTLY RECORDED IN THE PUBLIC RECORDS OF HIDALGO COUNTY, TEXAS, AND IS SUBJECT TO THE SUBDIVISION REGULATIONS OF THE CITY OF FARMVILLE, TEXAS.

DATED THIS 20TH DAY OF MARCH 2020.

[Signature]
LAUDORQUENIA
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5828 STATE OF TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO
I, ALFONSO GONZALEZ, CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING SUBDIVISION MAP WAS RECORDED IN THE PUBLIC RECORDS OF HIDALGO COUNTY, TEXAS, ON THIS 20TH DAY OF MARCH 2020.

[Signature]
ALFONSO GONZALEZ
CLERK OF SAID COUNTY
P.O. BOX 88324
DALLAS, TEXAS 75288

FILED FOR RECORD IN THE PUBLIC RECORDS OF HIDALGO COUNTY, TEXAS, ON THIS 20TH DAY OF MARCH 2020, AT 10:00 AM.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL OF OFFICE AT DALLAS, TEXAS, ON THIS 20TH DAY OF MARCH 2020.

[Signature]
ALFONSO GONZALEZ
CLERK OF SAID COUNTY
P.O. BOX 88324
DALLAS, TEXAS 75288

DATE OF PREPARATION: MARCH 25, 2020

SCALE: 1" = 100'

LOCATION MAP SCALE: 1" = 400'

The location map shows the site (indicated by a star) located in Farmville, Texas. It is bounded by El Cibolo Road to the south, Carmen Avila Road to the west, and a road labeled 'CARMEN AVILA ROAD' to the east. The map also shows other roads in the area, including 'CARMEN AVILA ROAD' and 'EL CIBOLO ROAD'. A north arrow is present.

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
LAND SURVEYORS & CONSULTING ENGINEERS
11111 FARMVILLE ROAD, SUITE 100, FARMVILLE, TEXAS 75745
PHONE: 817-331-1111
FAX: 817-331-1112
WWW.QHA-INC.COM

THE HAYWARD LEE JENNIS TRACT, A 33.24 ACRE TRACT OUT OF TRACT 154, SAN SALVADOR DEL TULE GRANT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 10, PAGE 58-60 OF THE PUBLIC RECORDS OF HIDALGO COUNTY, TEXAS, CLERK'S DOCUMENT NUMBER 2764753, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, IS CORRECTLY RECORDED IN THE PUBLIC RECORDS OF HIDALGO COUNTY, TEXAS, AND IS SUBJECT TO THE SUBDIVISION REGULATIONS OF THE CITY OF FARMVILLE, TEXAS.

DATED THIS 20TH DAY OF MARCH 2020.

[Signature]
ALFONSO GONZALEZ
CLERK OF SAID COUNTY
P.O. BOX 88324
DALLAS, TEXAS 75288

TRACT 154, SAN SALVADOR DEL TULE GRANT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 10, PAGE 58-60 OF THE PUBLIC RECORDS OF HIDALGO COUNTY, TEXAS, CLERK'S DOCUMENT NUMBER 2764753, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, IS CORRECTLY RECORDED IN THE PUBLIC RECORDS OF HIDALGO COUNTY, TEXAS, AND IS SUBJECT TO THE SUBDIVISION REGULATIONS OF THE CITY OF FARMVILLE, TEXAS.

DATED THIS 20TH DAY OF MARCH 2020.

[Signature]
ALFONSO GONZALEZ
CLERK OF SAID COUNTY
P.O. BOX 88324
DALLAS, TEXAS 75288

FILED FOR RECORD IN THE PUBLIC RECORDS OF HIDALGO COUNTY, TEXAS, ON THIS 20TH DAY OF MARCH 2020, AT 10:00 AM.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL OF OFFICE AT DALLAS, TEXAS, ON THIS 20TH DAY OF MARCH 2020.

[Signature]
ALFONSO GONZALEZ
CLERK OF SAID COUNTY
P.O. BOX 88324
DALLAS, TEXAS 75288

DATE OF PREPARATION: MARCH 25, 2020

SCALE: 1" = 100'

SHEET NO. 2 OF 4



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

OSSFPS.

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
<u>John S. McClelland, Manager.</u>	_____	_____
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	/ /	/ /

Name: J+Dmc. Management, LLC.
John S. McClelland, Manager.
Address: 2614 W. Freddy Gonzalez Dr.
Edinburg, TX 78539

Water Supplier: NAWSA

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

Phone: 318-0956 Account/ESI No.: N/A
[] Temporary Pole [] Permanent Service

regarding the land described as: Vista Ridge Acres Phase VIII lots 801-949

on April 16, 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 3/5/2024);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by Jim 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 Jim 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 Jim Gonzalez);
- 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 Jim Gonzalez);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by Jim Serin);

Anthony Uresti
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

OSSA's

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: J&DMC Management, LLC
John J. McClelland, Manager
Address: 2614 W. Freddy Gonzalez Dr.
Edinburg, TX 78539
Phone: (956) 318-0956

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

Vista Ridge Acres Phase VIII: A 104.06 acre tract of land out of Lots 2, 7, 8, 9 and 10, Block 77 and Lots 5 and 12, Block 78, Missouri-Texas Land & Irrigation Company's Subdivision, Hidalgo County, Texas. 1045 801-949

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

John J. McClelland Jr.
Requesting Party (Signature)

12-28-23
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

This part to be filled out by receiving county official:

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

4/9/24
Date

John Sevin
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.
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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
Director of Planning

Application No: NA

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Approved by Environmental Health:	Temporary Service	Final Service
Name: <u>Jefferson Road Property Inv., LLC.</u>	Authorized Signature	Authorized Signature
Inspection/Permit No:		
Date Approved:	/ /	/ /

Name: Jefferson Road Property Inv., LLC.
Victor Danec, manager

Address: P.O. Box 2604
Edinburg, Tx. 78540

Water Supplier: NAWSC

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

Phone: 381-6490

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

regarding the land described as:

Carmen Anita Subdivision Phase IV - lots 404-499

on April 16, 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 3-5-24);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by Jim Seim);
- 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 Jim Seim);
- 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 Jim Seim);
- 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 Jim Seim);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by Jim Seim);

Anthony Uresti
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

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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: 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:

Jefferson Road Property Investments, LLC

Name: Victor Daniec, Manager

Address: P O Box 2604

Edinburg, TX 78540

Phone: 381-6480

IDENTIFICATION OF LAND (e.g., lot and block number of recorded subdivision, designation on plat, address, description in deed, etc.): Carmen Avila Subdivision Phase IV: A 66.01 Acre tract of land out of Tract 156, San Salvador Del Tule Grant, Hidalgo County, Texas lots 404-499

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) _____ 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:

4/9/24.
Date

[Signature]
County Official

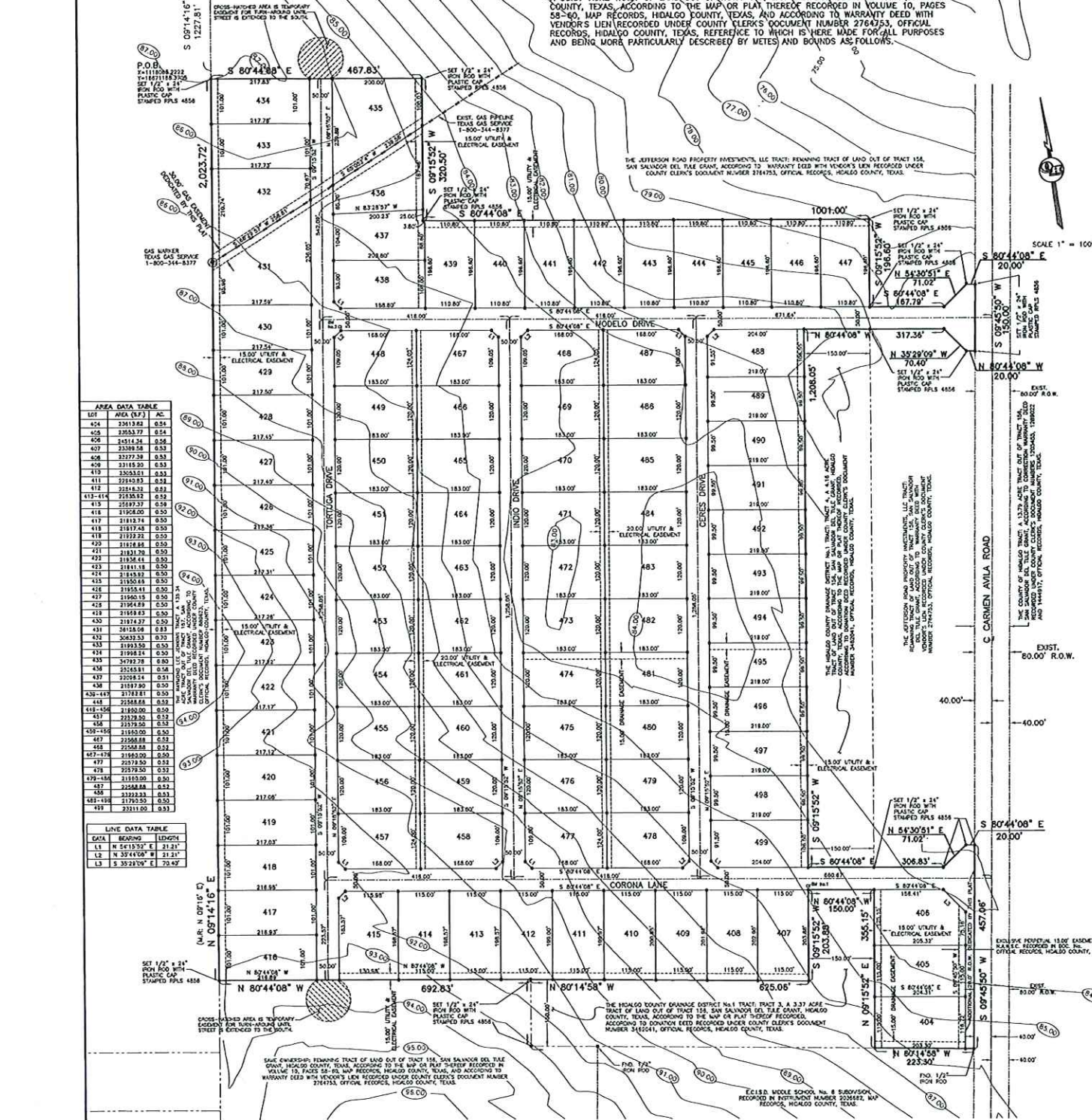
P.O.C.
24111827878
14171002290
TRAC. 1/4
IRON ROD WITH
N.W. COR.
STAMPED PPLS 4554

EL CIBOLO ROAD

SUBMISSION PLAT OF:

CARMEN AVILA SUBDIVISION PHASE IV

A 58.57 ACRE TRACT OF LAND OUT OF TRACT 156, SAN SALVADOR DEL TULE GRANT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 10, PAGES 58-60, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2764253, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

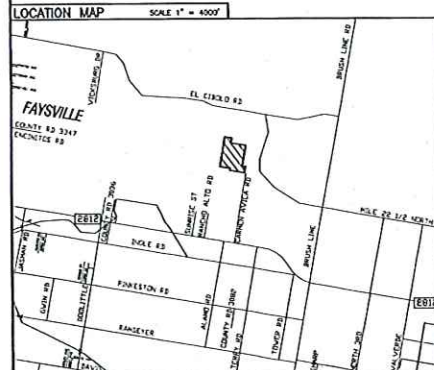


AREA DATA TABLE

LOT	AREA (SQ. FT.)	AC.
400	23815.84	0.54
401	23529.77	0.54
402	24514.24	0.56
403	23389.58	0.53
404	23272.58	0.53
405	23115.20	0.53
406	23033.51	0.53
407	22948.83	0.53
408	22861.82	0.52
409	22772.84	0.52
410	22681.92	0.52
411	22589.17	0.52
412	22494.50	0.52
413-414	22398.92	0.52
415	22302.42	0.51
416	22204.00	0.51
417	22103.74	0.51
418	22001.58	0.51
419	21897.52	0.50
420	21791.56	0.50
421	21683.70	0.50
422	21574.04	0.50
423	21462.58	0.50
424	21349.32	0.49
425	21234.26	0.49
426	21118.40	0.49
427	21000.84	0.48
428	20881.58	0.48
429	20760.72	0.48
430	20638.26	0.47
431	20514.10	0.47
432	20388.34	0.47
433	20260.98	0.46
434	20132.02	0.46
435	20001.46	0.46
436	19869.30	0.45
437	19735.54	0.45
438	19600.18	0.45
439	19463.22	0.44
440	19324.66	0.44
441	19184.50	0.44
442	19042.74	0.44
443	18900.38	0.43
444	18757.42	0.43
445	18613.86	0.43
446	18469.70	0.42
447	18325.04	0.42
448	18179.88	0.42
449	18034.22	0.41
450	17888.06	0.41
451	17741.40	0.41
452	17594.24	0.40
453	17446.58	0.40
454	17298.42	0.40
455	17149.76	0.39
456	17000.60	0.39
457	16851.04	0.39
458	16701.08	0.38
459	16550.72	0.38
460	16400.06	0.37
461	16249.10	0.37
462	16097.84	0.37
463	15946.28	0.36
464	15794.42	0.36
465	15642.26	0.36
466	15489.80	0.35
467	15337.04	0.35
468	15183.98	0.35
469	15030.62	0.34
470	14876.96	0.34
471	14723.00	0.34
472	14568.74	0.33
473	14414.18	0.33
474	14259.32	0.33
475	14104.16	0.32
476	13948.70	0.32
477	13792.94	0.32
478	13636.78	0.31
479	13480.22	0.31
480	13323.26	0.31
481	13165.90	0.30
482	13008.14	0.30
483	12850.08	0.30
484	12691.72	0.29
485	12533.06	0.29
486	12374.10	0.28
487	12214.84	0.28
488	12055.28	0.28
489	11895.42	0.27
490	11735.26	0.27
491	11574.80	0.27
492	11414.04	0.26
493	11252.98	0.26
494	11091.62	0.26
495	10929.96	0.25
496	10768.00	0.25
497	10605.74	0.24
498	10443.18	0.24
499	10280.32	0.24

LINE DATA TABLE

DATA	BEARING	LENGTH
L1	N 87°15'52" E	21.21'
L2	N 87°44'08" W	21.21'
L3	S 89°22'09" E	20.47'



STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, AND WAS MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY SHOWN ON THE GROUND UNDER MY SUPERVISION.



Alfredo Quiñanilla
ALFREDO QUIÑANILLA
R.P.L.S. No. 4358
7-15-18
DATE

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PRIOR ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.



Marco A. Gonzalez
MARCO A. GONZALEZ
P.E. No. 120016
2-15-24
DATE

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS LAND SURVEYORS
124 E. STUBBS ST. PHONE 658-381-6480
EDINBURG, TEXAS 78839 FAX 658-381-0537
REGISTRATION NUMBER P-1513 OFFICE@QHAENGINEERING.COM
SURVEYING REGISTRATION NUMBER 100411-00



FILED FOR RECORD IN
HIDALGO COUNTY, TEXAS
INSTRUMENT NUMBER 20230702
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

DATE OF PREPARATION AUGUST 4, 2019

SHEET NO.	TOTAL SHEETS	DATE	BY	CHECKED BY	APPROVED BY
1 OF 5	5	8/4/19			