



PLANNING DEPARTMENT

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 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
_____	_____	_____
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	/ /	/ /

Name: EL Encantado Estates II LP

Address: 11410 N. Fm 493
Danna, TX. 78537

Phone: 464-4431

Water Supplier: NAWS

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

Account/ESI No.: NA
 Temporary Pole Permanent Service

regarding the land described as:

EL Encantado phase 2 lots 1-236

on May 27th, 20 25, 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 3/4/25);

(verified by Jensen);

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 _____);

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 _____);

yes

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

(verified by Jensen);

Anthony Uresti
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

Main Office
1304 South 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

T.J. Arredondo, CFM
Director of Planning

Sewer

Precinct 1 2 3 4

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: El Encantado Estates II, 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 Phase 2 lots 1-234

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

M.A.
Requesting Party (Signature)

2/7/25
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

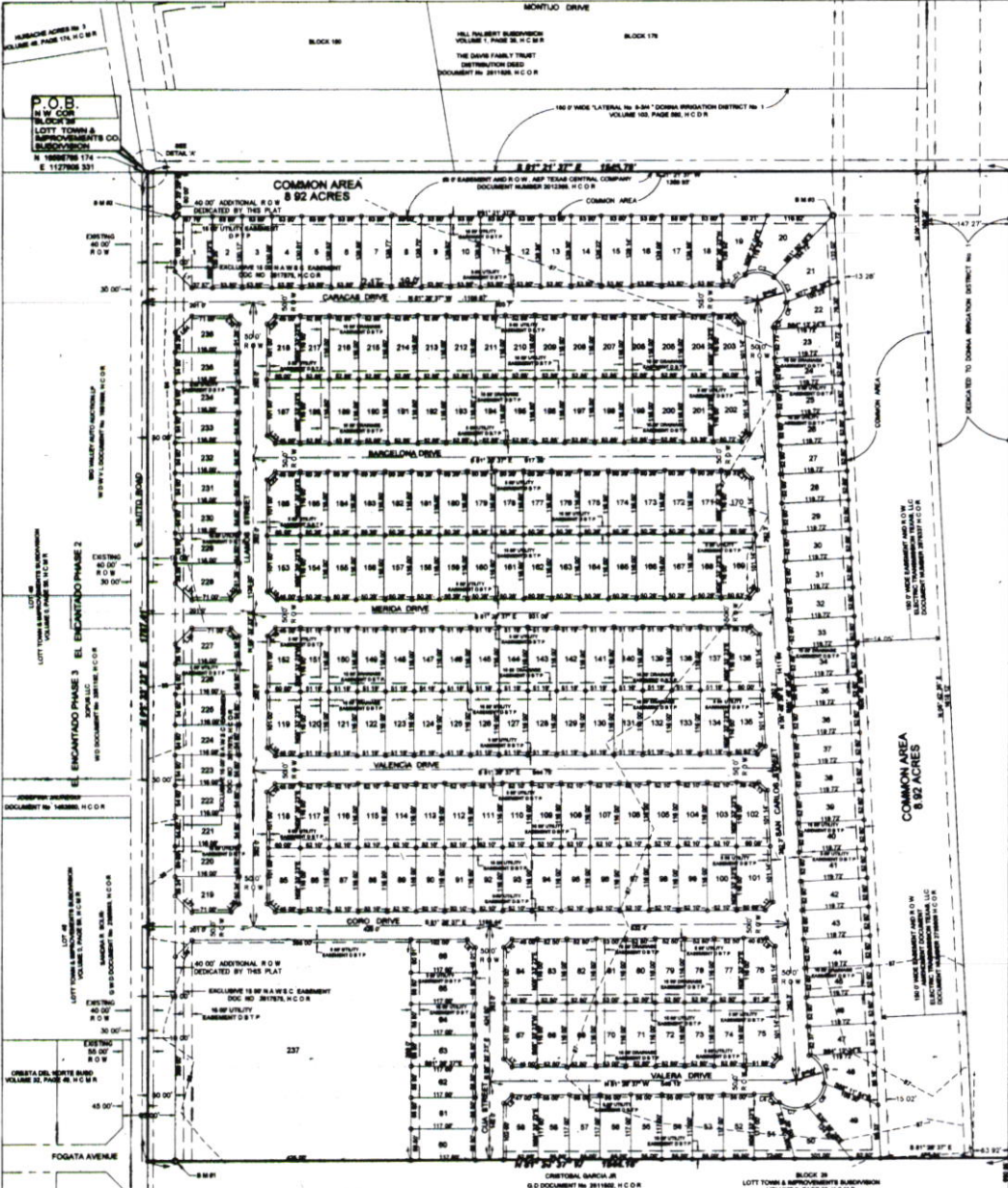
- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) copy of subd plat

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

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

5/1/25
Date

Jan Sevin
County Official



LOT 1
 LOT 2
 LOT 3
 LOT 4
 LOT 5
 LOT 6
 LOT 7
 LOT 8
 LOT 9
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 LOT 234
 LOT 235
 LOT 236
 LOT 237

PLAT OF EL ENCANTADO PHASE 2

BEING ALL OF BLOCK 28 & THE NORTH PORTION OUT OF BLOCKS 29 LOT TOWN & IMPROVEMENTS SUBDIVISION ACCORDING TO THIS PLAT PREPARED BY WELDON & HUNT, P.C.

LEGEND

- FOUND IN PLACE
- SET IN A FRAME WITH PLASTIC
- SET IN A FRAME WITH CONCRETE
- SET IN A FRAME WITH CONCRETE
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- H.C.E.D. - HIDALGO COUNTY EASEMENT RECORDS
- H.C.D.D. - HIDALGO COUNTY DRAINAGE DISTRICT
- H.C.S.D. - HIDALGO COUNTY SUPPLY CORPORATION
- H.C.W.D. - HIDALGO COUNTY WATER DISTRICT
- H.C.U.D. - HIDALGO COUNTY UTILITY DISTRICT
- H.C.P.D. - HIDALGO COUNTY PORT DISTRICT
- H.C.T.D. - HIDALGO COUNTY TRAIL DISTRICT
- H.C.R.D. - HIDALGO COUNTY RAILROAD DISTRICT
- H.C.A.D. - HIDALGO COUNTY AIRPORT DISTRICT
- H.C.F.D. - HIDALGO COUNTY FERRY DISTRICT
- H.C.G.D. - HIDALGO COUNTY GOLF DISTRICT
- H.C.H.D. - HIDALGO COUNTY HARBOR DISTRICT
- H.C.I.D. - HIDALGO COUNTY INDUSTRIAL DISTRICT
- H.C.J.D. - HIDALGO COUNTY JUDICIAL DISTRICT
- H.C.K.D. - HIDALGO COUNTY KIDNEY DISTRICT
- H.C.L.D. - HIDALGO COUNTY LAND DISTRICT
- H.C.M.D. - HIDALGO COUNTY MARINE DISTRICT
- H.C.N.D. - HIDALGO COUNTY NATURE DISTRICT
- H.C.O.D. - HIDALGO COUNTY OCEAN DISTRICT
- H.C.P.D. - HIDALGO COUNTY PORT DISTRICT
- H.C.Q.D. - HIDALGO COUNTY QUARRY DISTRICT
- H.C.R.D. - HIDALGO COUNTY RAILROAD DISTRICT
- H.C.S.D. - HIDALGO COUNTY SUPPLY CORPORATION
- H.C.T.D. - HIDALGO COUNTY TRAIL DISTRICT
- H.C.U.D. - HIDALGO COUNTY UTILITY DISTRICT
- H.C.V.D. - HIDALGO COUNTY VETERAN DISTRICT
- H.C.W.D. - HIDALGO COUNTY WATER DISTRICT
- H.C.X.D. - HIDALGO COUNTY OTHER DISTRICT
- H.C.Y.D. - HIDALGO COUNTY YACHTING DISTRICT
- H.C.Z.D. - HIDALGO COUNTY ZOO DISTRICT

THIS PLAT IS HEREBY APPROVED BY THE DRAINAGE DISTRICT ON THIS THE 25th DAY OF February 2005.

NO IMPROVEMENTS OF ANY KIND INCLUDING UTILITIES, TREES, FENCES AND BUILDINGS SHALL BE PLACED UPON DRAINAGE DISTRICT RIGHT OF WAY OR EASEMENTS APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE WHETHER KNOWN OR NOT.

[Signature] ATTEST *[Signature]* SECRETARY

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL
 UNDER LOCAL GOVERNMENT CODE § 108.001 (A)

WE THE UNDERSIGNED COUNTY CLERK OF HIDALGO COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS PLAT OF EL ENCANTADO PHASE 2 WAS RECEIVED AND APPROVED BY THE DRAINAGE DISTRICT NO. 1 COMMISSIONERS COURT ON 4th DAY OF February 2005.

ATTEST *[Signature]* DATE 3/14/05 BAS

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL
 HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE § 211.02. THE DISTRICT HEREBY REVOKES AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES OR DESIGN ARE APPROVED FOR SPECIFIC SUBDIVISIONS, AND THE ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1
[Signature] 3/25/05
 RALPH BERRY, C.E.M.
 GENERAL MANAGER

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRAJURISDICTIONAL JURISDICTION OF A MUNICIPALITY

EL ENCANTADO PHASE 2 IS LOCATED IN THE SOUTHWEST PART OF HIDALGO COUNTY ON THE EAST SIDE OF MONTOLIO DRIVE AND SOUTHWEST PART OF VALLENCIA DRIVE. THE SOUTHWEST CORNER OF THE PLAT IS LOCATED AT THE INTERSECTION OF MONTOLIO DRIVE AND VALLENCIA DRIVE. THE PLAT IS LOCATED WITHIN THE JURISDICTION OF THE CITY OF FORT WORTH, TEXAS, ACCORDING TO THE OFFICIAL MAP OF THE SECRETARY OF THE CITY OF FORT WORTH, TEXAS, DATED 1998. THE PLAT IS LOCATED WITHIN THE JURISDICTION OF THE CITY OF FORT WORTH, TEXAS, ACCORDING TO THE OFFICIAL MAP OF THE SECRETARY OF THE CITY OF FORT WORTH, TEXAS, DATED 1998. THE PLAT IS LOCATED WITHIN THE JURISDICTION OF THE CITY OF FORT WORTH, TEXAS, ACCORDING TO THE OFFICIAL MAP OF THE SECRETARY OF THE CITY OF FORT WORTH, TEXAS, DATED 1998.



INDEX TO SHEET OF ENCANTADO PHASE 2

- SHEET 1: HEADLINE, NEEL, LOCATION MAP & UTILITY CONTACTS, MAP LOT EASEMENTS, AND EASEMENT LAYOUT, OWNER'S DEDICATION CERTIFICATE, CERTIFICATION COUNTY CLERK'S RECORDING CERTIFICATE, REVIEWER'S REVIEW CERTIFICATE, COUNTY CLERK'S RECORDING CERTIFICATE, HIDALGO COUNTY ASSESSOR'S CERTIFICATE.
- SHEET 2: HEADLINE, RECORDING NOTES AND BOUNDARY, PLAT NOTES AND RESTRICTIONS, LOT AREA TABLE, LOT CURVE TABLE, LOT LINE TABLE, CITY APPROVAL CERTIFICATION.
- SHEET 3: WATER LAYOUT AND DISTRIBUTION, ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND ENGINEERING CERTIFICATION ENGLISH AND SPANISH VERSIONS.
- SHEET 4: SANITARY SEWER LAYOUT, IMPROVEMENTS, ENGINEERING REPORT, INCLUDING DESCRIPTION OF SANITARY SEWER AND ENGINEERING CERTIFICATION ENGLISH AND SPANISH VERSIONS.
- SHEET 5: CONSTRUCTION DETAILS OF WATER AND SANITARY.
- SHEET 6: MAP OF TOPOGRAPHY AND DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND OTHER ENGINEERING, ENGINEERING CERTIFICATION, STORM CONSTRUCTION DETAILS.
- SHEET 7: MAP OF TOPOGRAPHY AND FINISH CONSTRUCTION DETAILS.

FILED FOR RECORD IN HIDALGO COUNTY
 ANTONIO GUILLERMO, JR.
 HIDALGO COUNTY CLERK

ON 2-21-05 9:40 AM
 INSTRUMENT NUMBER 2005103
 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

[Signature]

PRINCIPAL CONTACTS	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER	EL ENCANTADO ENTERPRISES L.P.	1115 W. SHURTLEY	ROCKFORD, TX 76087	817-351-1111	817-351-1111
OWNER	WELDON & HUNT, INC.	1115 W. SHURTLEY	ROCKFORD, TX 76087	817-351-1111	817-351-1111
ENGINEER	WELDON & HUNT, INC.	1115 W. SHURTLEY	ROCKFORD, TX 76087	817-351-1111	817-351-1111
SURVEYOR	WELDON & HUNT, INC.	1115 W. SHURTLEY	ROCKFORD, TX 76087	817-351-1111	817-351-1111

WELDON & HUNT, INC.
 1115 W. SHURTLEY - ROCKFORD, TX 76087
 PH: (817) 351-1111 - FAX: (817) 351-1111
 ESTABLISHED 1947