

PLANNING DEPT. PCT 4 CERTIFICATE OF PLAT & UTILITY STATUS

1	VALENTIN OLMEDO VARGAS
2	EL ENCANTADO ESTATES II
3	LUIS MANUEL MORALES
4	LG HOMELAND DEVELOPMENT
5	OSO GRANDE ESTATES
6	JUAN HUERTA JR
7	THOMAS F PHILIPS

COMM. COURT: 05/27/2025



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: Valentin D. Nolasco - Vargas

Address: 8500 Arizada St
Mission, Tx. 78714

Phone: 660-0507

Water Supplier: SWSC

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

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

regarding the land described as: Sun base Tres Caberas 10# 1-3

on _____, 20____, 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 4/11/25);
 - yes A plat has been reviewed and approved by the Commissioners Court; (verified by flu sein);
 - 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 flu sein);
 - 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 flu sein);

[Signature]
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST: _____
Hidalgo County Clerk

Date



PLANNING DEPARTMENT County of Hidalgo

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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: Valentin Olmedo-Vargas
Address: 8508 Ahijada St
Mission, TX 78574
Phone: (956) 600-0507

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

San Jose Tres Caberas lots 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)

03/11/2025
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

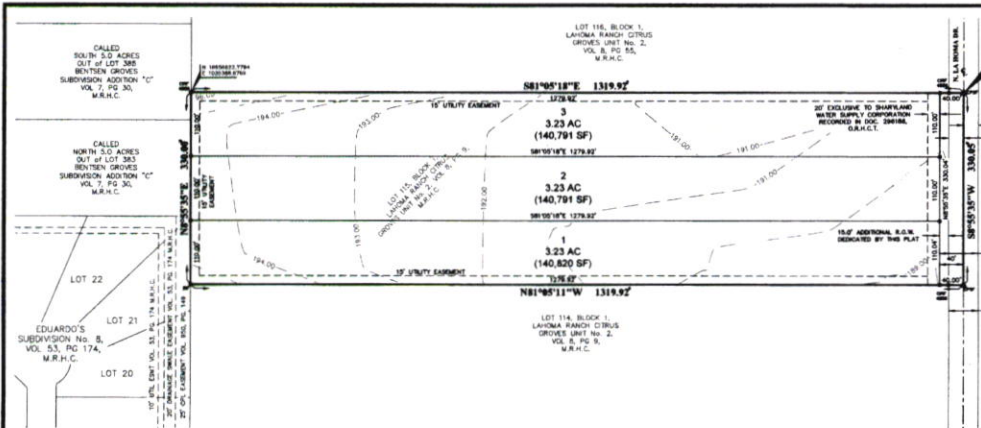
- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) copy of subel. plat

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

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

3/12/25
Date

[Signature]
County Official



STATE OF TEXAS
 COUNTY OF HIDALGO
 UNDER LOCAL GOVERNMENT CODE 232.02(c)
 WE, THE UNDERSIGNED CERTIFY THAT THIS PLAN OF THE **SAN JOSE TRES CABEZAS SUBDIVISION** WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON THE 04/25 DAY OF April, 2024.

ATTEST: [Signature]
 HIDALGO COUNTY CLERK

APPROVED BY: [Signature]
 HIDALGO COUNTY CLERK

STATE OF TEXAS COUNTY OF HIDALGO
 OWNER'S SUBDIVISION, CERTIFICATION, AND ATTESTATION
 VALENTIN OLMEDO-VARGAS AS OWNER OF THE 9.666 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED **SAN JOSE TRES CABEZAS SUBDIVISION** HEREBY SUBDIVIDE THE LAND AS DESCRIBED IN THIS SUBDIVISION PLAN AND DESIGNATE PUBLIC USE OF STREETS, PARKS, AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.02(c) AND THAT:

(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
 (B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
 (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
 (D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAN ARE TRUE AND COMPLETE.

[Signature]
 VALENTIN OLMEDO-VARGAS
 8008 WILLOW
 MESSON, TEXAS 78574

APPROVED BY DRAINAGE DISTRICT
 HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT APPROVED UNDER THE TEXAS WATER CODE AS 21(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

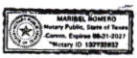
[Signature]
 RALPH S. GIBSON
 GENERAL MANAGER

DATE: 04-03-26

STATE OF TEXAS COUNTY OF HIDALGO
 BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED VALENTIN OLMEDO-VARGAS KNOWN TO ME TO BE THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 19 DAY OF November, 2024.

[Signature]
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
 MY COMMISSION EXPIRES: 8-21-27



APPROVED BY HIDALGO COUNTY IRIGATION DISTRICT NO. 8
 THIS PLAN IS HEREBY APPROVED BY HIDALGO COUNTY IRIGATION DISTRICT NO. 8 ON THIS 15th DAY OF April, 2024. NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, DRELS, FENCES AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRIGATION DISTRICT NO. 8 RIGHTS OF WAY OR EASEMENTS. APPROVAL OF THIS PLAN DOES NOT RELEASE ANY RIGHTS THAT THE HOOD OR WATER WHETHER SHOWN OR NOT.

[Signature]
 PRESIDENT

ATTEST: [Signature]
 SECRETARY

SHARPLAND WATER SUPPLY CORP
 I, CARLOS LIMA, HEREBY CONDITIONALLY CERTIFY THAT POTABLE WATER SERVICE IS AVAILABLE FOR THE SAN JOSE TRES CABEZAS SUBDIVISION LOCATED AT HIDALGO COUNTY, TEXAS, SUBJECT TO THE SUBDIVISION'S POTABLE WATER SYSTEM MEETING THE APPROVAL OF THE DEVELOPER'S DESIGN ENGINEER. ALL APPLICABLE RULES AND REGULATIONS OF SHARPLAND WATER SUPPLY CORPORATION, AND LOCAL, STATE, AND FEDERAL AGENCIES.

DEVELOPER AND ITS DESIGN ENGINEER SHALL BEAR FULL RESPONSIBILITY TO ENSURE THAT THE ABOVE REFERENCED POTABLE WATER SYSTEM IS CONSTRUCTED WITHIN THE DESIGNATED SHARPLAND WATER SUPPLY CORPORATION EXCLUSIVE EASEMENT.

[Signature]
 CARLOS LIMA
 GENERAL MANAGER
 SHARPLAND WATER SUPPLY CORPORATION

DATE: 11-15-2024

LETN HOLDERS(S)
 I/WE, THE UNDERSIGNED, HOLDER(S) OR DULY AUTHORIZED OFFICERS OF THE HOLDER(S) OF A SECURITY INTEREST IN THE ABOVE DESCRIBED PROPERTY, BEING THE LAND SHOWN ON THIS PLAN AND DESIGNATED HEREIN AS THE **SAN JOSE TRES CABEZAS SUBDIVISION** OF THE HIDALGO COUNTY, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS PROVIDED FOR UNDER THE PLAN AND DO HEREBY PROVIDE THAT ANY FORECLOSURE RELATING TO THE SECURITY INTEREST ON THE ABOVE DESCRIBED PROPERTY SHALL BE SUBJECT TO THE PLATING OF THE PROPERTY AS PROVIDED FOR HEREIN.

[Signature]
 SCOTT L. HELGESON, BA (700)

[Signature]
 CATHERINE R. HELGESON, SEP-BA (300)

STATE OF TEXAS COUNTY OF HIDALGO
 BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED SCOTT L. HELGESON KNOWN TO ME TO BE THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 14 DAY OF November, 2024.

[Signature]
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
 MY COMMISSION EXPIRES: 08/19/2026



METES AND BOUNDS
 BEING A 10,000 ACRE TRACT ALL OF LOT 115, BLOCK 1, LA HOMA RANCH CTRUS GROVES UNIT NO. 2, RECORDED IN VOLUME 8, PAGE 55, MAP RECORDED HIDALGO COUNTY, TEXAS, SAME BEING DESCRIBED IN A SPECIAL WARRANTY DEED WITH 10000'S LSN, DATED SEPTEMBER 28, 2017, COMPILED TO VALENTIN OLMEDO-VARGAS, RECORDED IN DOCUMENT NO. 286454, OFFICIAL PUBLIC RECORDS, HIDALGO COUNTY, TEXAS, SAID 10,000 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEINGING AT A CORNER POCKER SPINLE FOUND, A POINT ON THE CENTERLINE OF LA HOMA DRIVE, SAME BEING THE SOUTHWEST CORNER OF LOT 114, OF THE SAID LA HOMA RANCH CTRUS GROVES UNIT NO. 2, SAME BEING THE NORTHEAST CORNER OF THE HEDEN DESCRIBED TRACT AND THE POINT OF BEGINNING.

THENCE, S087°20'17" ALONG THE CENTERLINE OF LA HOMA DRIVE, SAME BEING ALONG THE EAST LINE OF THE SAID LOT 114, A DISTANCE OF 330.00 FEET TO A CORNER POCKER SPINLE FOUND, THE NORTHEAST CORNER OF LOT 114, OF THE SAID LA HOMA RANCH CTRUS GROVES UNIT NO. 1, SAME BEING THE SOUTHWEST CORNER OF THE SAID LOT 114, FOR THE SOUTHWEST CORNER OF THE HEDEN DESCRIBED TRACT.

THENCE, N80°10'17" ALONG THE NORTH LINE OF THE SAID LOT 114, SAME BEING ALONG THE SOUTH LINE OF THE SAID LOT 115, A DISTANCE OF 1319.92 FEET TO A 1/2 INCH IRON BUSH, A POINT ON THE EAST LINE OF EDUARDO'S SUBDIVISION NO. 8, RECORDED IN VOLUME 53, PAGE 174, MAP RECORDED HIDALGO COUNTY, TEXAS, SAME BEING THE NORTHEAST CORNER OF THE SAID LOT 114, SAME BEING THE SOUTHWEST CORNER OF THE HEDEN DESCRIBED TRACT.

THENCE, N08°20'17" ALONG THE WEST LINE OF THE SAID LOT 115, A DISTANCE OF 330.00 FEET TO A 1/2 INCH IRON BUSH WITH A PLASTIC CAP STAMPED "HOM" FOUND, A POINT ON THE EAST LINE OF EDUARDO'S SUBDIVISION ADDITION "C", RECORDED IN VOLUME 7, PAGE 35, MAP RECORDED HIDALGO COUNTY, TEXAS, SAME BEING THE SOUTHWEST CORNER OF THE SAID LOT 114, SAME BEING THE NORTHEAST CORNER OF THE SAID LOT 115, FOR THE NORTHEAST CORNER OF THE HEDEN DESCRIBED TRACT.

THENCE, S80°10'17" ALONG THE SOUTH LINE OF THE SAID LOT 114, SAME BEING ALONG THE NORTH LINE OF THE SAID LOT 115, A DISTANCE OF 1319.92 FEET TO THE POINT OF BEGINNING, AND CONTAINING 10,000 ACRES OF LAND, MORE OR LESS.

NAME	PRINCIPAL CONTACTS	CITY	STATE & ZIP CODE	PHONE
OWNER	VALENTIN OLMEDO-VARGAS	BOON ANHUATA ST	MISSION, TEXAS 78574	(956)600-0507
ENGINEER	OMAR CANO, P.E.	135 PASEO DEL PRADO STE 7	TOMBALL, TEXAS 78059	(281)463-1214
PLATE	OMAR CANO, P.E.	5607 GARDNER AVE	TOMBALL, TEXAS 78052	(281)711-1489

STATE OF TEXAS COUNTY OF HIDALGO
 BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CATHERINE R. HELGESON KNOWN TO ME TO BE THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 14 DAY OF November, 2024.

[Signature]
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
 MY COMMISSION EXPIRES: 08/19/2026



INDEX TO SHEET SAN JOSE TRES CABEZAS SUBDIVISION

SHEET	DESCRIPTION
SHEET 1	LOCATION MAP AND ETC. PRINCIPAL CONTACTS, SURVEYOR'S AND ENGINEER'S CERTIFICATION, PLAN NOTES AND RESTRICTIONS, OWNER'S DESIGNATION, CERTIFICATION, AND ATTESTATION, COUNTY CLERK'S RECORDING CERTIFICATE, HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL, DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETC. OF A MUNICIPALITY AND DESIGNATE THE PRECINCT, PROJECT (S) DESIGNATED, H.C.D., NO. 1, CERTIFICATION, IRIGATION DISTRICT CERTIFICATE OF APPROVAL, RIGHT OF WAY CERTIFICATION, H.C.D. CERTIFICATION, RECORDING NOTES.
SHEET 2	WATER DISTRIBUTION AND SANITARY SEWER (OSSP) MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSIONS), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSP) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSIONS), SAMPLE OF LOG BOOK FOR OSSP SYSTEM, TYPICAL WATER SERVICE CONNECTION, SUBDIVISION CERTIFICATE AND STATEMENT, REVISION NOTES.
SHEET 3	DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE; AND ENGINEER'S CERTIFICATION, REVISION NOTES.

- GENERAL SUBDIVISION PLAT NOTES**
- MINIMUM FINISH FLOOR ELEVATION SHALL BE AT 18" ABOVE THE TOP OF THE STREET CURBS WHEN MEASURED AT THE CENTER POINT OF ALL THE LOTS. CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY THE FINISH FLOOR ELEVATION. FINISH FLOOR CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
 - THIS SUBDIVISION IS LOCATED IN ZONE "F" AREAS OF 500-YEAR FLOOD. AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LIVES FROM 100-YEAR FLOOD FIRM FEMA COMMUNITY PANEL NO. 48034 0300 D EFFECTIVE DATE, JUNE 8, 2000. CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
 - SEWERAGE FRONT SIDE: 45.00 FEET OR EASEMENT WHICHEVER IS GREATER. SIDE SEWERAGE: 6.00 FEET OR GREATER FOR EASEMENTS.
 - GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: ALL CONSTRUCTION SHALL BE LOCATED ON EACH LOT, THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT. NO COMMERCIAL SHALL BE ALLOWED.
 - CORNER MARKERS, CONSISTING OF A ONE-HALF (1/2) INCH STEEL ROD 18 INCHES IN LENGTH, WITH PLASTIC CAP STAMPED "C.L.S. 1/2" SHALL HAVE BEEN DRIVEN FLUSH WITH THE GROUND SURFACE TO MARK THE CORNERS OF ALL LOTS.
 - IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DRAIN A TOTAL OF 1,482 CUBIC-FEET (13.6 ACRES) OF STORM WATER RUNOFF.
 - NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HOODY GROUND COVER OR FLORERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
 - EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
 - ALL PUBLIC UTILITIES EASEMENTS DESIGNATED BY THIS PLAN SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MAPS. SUBDIVISION RULES, BY SIGNING THIS PLAN, DEVELOPER AND DONOR CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OPERATING AN EASEMENT.
 - ON-SITE SEWAGE FACILITIES (OSSP) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TDSB AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING THE OSSP ON ALL LOTS.
 - ON-SITE SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY.
 - EACH LOT ON THIS PLAN COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
 - ON-SITE SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
 - SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXEMPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAIN FIELD SYSTEM.
 - APPROVED "OSSP" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.
 - THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
 - VALENTIN OLMEDO-VARGAS, THE SUBDIVIDER OF **SAN JOSE TRES CABEZAS SUBDIVISION**, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSP ON THE LOT AS DESCRIBED ON SHEET NO.2 OF THIS PLAN.
 - ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPP) REQUIREMENTS.
 - ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX C COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.
 - 5 FEET OF OPAQUE BUFFER REQUIRED FROM ADJACENT BOUNDARY BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL AND INDUSTRIAL ZONES/USES.
 - 8 FEET MASONRY WALL REQUIRED BETWEEN THE SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
 - ALL SHARPLAND WATER SUPPLY CORPORATION EASEMENTS ARE EXCLUSIVE. NO OTHER USE OF EASEMENT IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF SHARPLAND WATER SUPPLY CORPORATION.

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL
 I, THE UNDERSIGNED, CERTIFY THAT THIS PLAN OF **SAN JOSE TRES CABEZAS SUBDIVISION** WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON 10/15/2024.

[Signature]
 HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION

DATE: 10/15/2024

FILED FOR RECORD IN HIDALGO COUNTY AT THE OFFICE OF THE COUNTY CLERK, HIDALGO COUNTY, TEXAS.

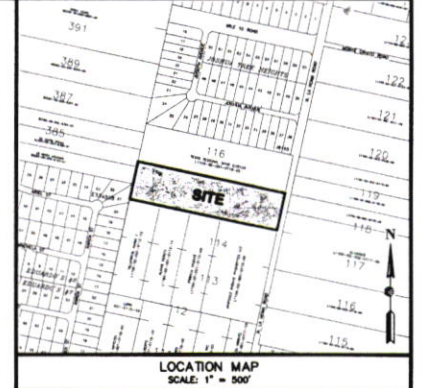
ON 10/20/2024 AT 8:44 AM
 INSTRUMENT NUMBER: 20241211
 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: [Signature] DEPUTY



PLAT OF SAN JOSE TRES CABEZAS SUBDIVISION

REPLAT BEING ALL OF LOT 115, BLOCK 1, LA HOMA RANCH CTRUS GROVES UNIT No. 2 RECORDED IN VOLUME 8, PAGE 55, MAP RECORDS HIDALGO COUNTY, TEXAS.



LOCATION MAP
 SCALE: 1" = 500'

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRA-TERRITORIAL JURISDICTION OF A MUNICIPALITY.
 SAN JOSE TRES CABEZAS SUBDIVISION IS LOCATED WEST OF HIDALGO COUNTY ON THE WEST SIDE OF LA HOMA ON APPROXIMATE 1,500 FEET SOUTH OF MILE 10 INDIAN CROSSED ROAD, THE ONLY NEARBY MUNICIPALITY IS THE CITY OF WALKER. ACCORDING TO THE OFFICIAL MAP IN THE OFFICES OF THE SECRETARY OF THE CITY OF WALKER AND HIDALGO COUNTY PLANNING DEPARTMENT, THIS SUBDIVISION WAS RELEASED FROM THE CITY OF WALKER'S ETC BY OPERATION OF LAW UNDER LOC. SEC. 22.105(a) AND LIES WITHIN THE HIDALGO COUNTY, TEXAS, PRECINCT NO. 3.

NO.	SHEET	REVISION	DATE	APPROVED

THE STATE OF TEXAS
 COUNTY OF HIDALGO
 I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAN.

[Signature]
 OMAR CANO, P.E.
 LICENSE PROFESSIONAL ENGINEER NO. 120081

DATE: 10/20/24



THE STATE OF TEXAS
 COUNTY OF HIDALGO
 I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER AND/OR REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAN IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

[Signature]
 MANUEL GONZALEZ, P.E./P.L.S.
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6386
 TPLS FIRM NO. 1078447

DATE: 12-3-2024



SUPREME ENGINEERING, PLLC
 CONSULTING ENGINEERS
 ENGINEERING FIRM F-21135
 135 PASEO DEL PRADO, STE. 7 - EDINBURG, TX 78539
 (956) 403-1314