



# 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

0558'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: Mapache Ranches, LTD.

Address: 2810 N. Clossner Blvd.  
Edinburg, TX 78541

Water Supplier: \_\_\_\_\_ City Edinburg.

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

Phone: 383-0868

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

regarding the land described as:

Mapache Estates lots 1-21

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;
- 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 4/29/25);

(verified by Jan Segin);

(verified by AS);

(verified by AS);

(verified by Jan Segin);

Anthony Uresti  
Planning Department Authorized Signature

\_\_\_\_\_  
Hidalgo County Judge

\_\_\_\_\_  
Date

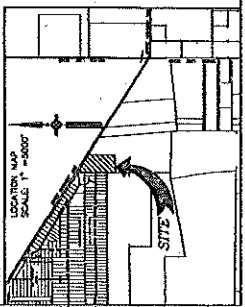
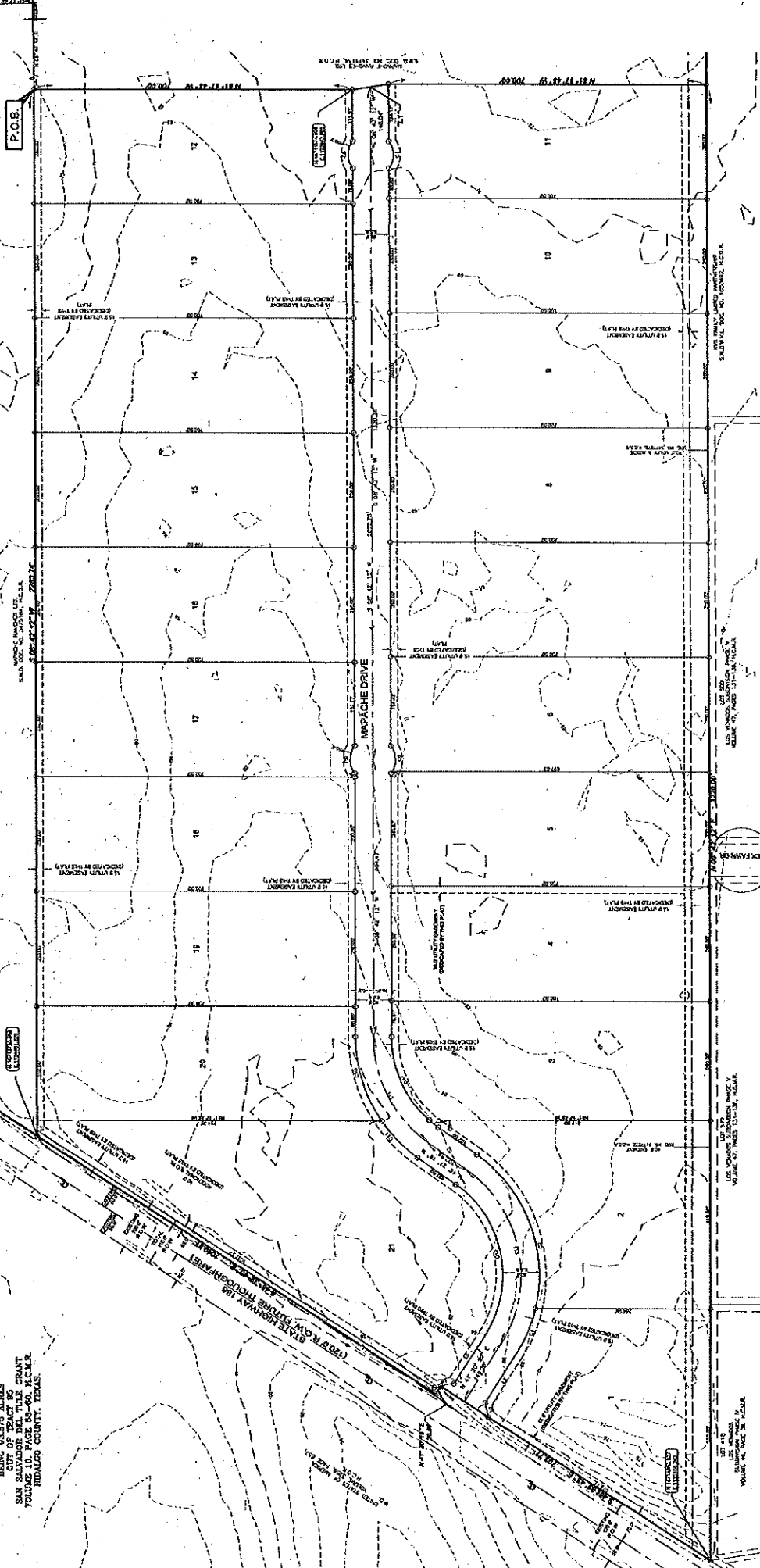
ATTEST:

\_\_\_\_\_  
Hidalgo County Clerk

\_\_\_\_\_  
Date



**SUBDIVISION MAP OF  
MAPACHE ESTATES  
PHASE I**  
BEING 60.503 ACRES  
OUT OF TRACT 85  
SAN SALVADOR DE LA BARRA GRANT  
FORMERLY KNOWN AS LA BARRA  
HIDALGO COUNTY, TEXAS



**PREPARED BY:**  
MOLDEN & HATT, INC.  
CONSULTANTS & ENGINEERS  
111 N. BENTLEY ST., SUITE 100, DALLAS, TEXAS 75201  
PHONE: (214) 761-1111  
FAX: (214) 761-1112  
WWW.MOLDENANDHATT.COM

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**PROPERTY ADDRESS:** \_\_\_\_\_  
**REVIEWED BY:** \_\_\_\_\_  
**DATE:** \_\_\_\_\_  
**SCALE:** \_\_\_\_\_  
**DATE:** \_\_\_\_\_

**LOCATION OF SUBDIVISION WITH RESPECT TO THE CONSTITUTIONAL JURISDICTION OF A MUNICIPALITY:**  
THIS MAP AND THE SUBDIVISION THEREON ARE LOCATED IN THE COUNTY OF HIDALGO, TEXAS, AND ARE NOT SUBJECT TO THE JURISDICTION OF ANY MUNICIPALITY.

**INDEX TO SHEET OF MAPACHE ESTATES PHASE I:**  
SHEET 1: RECORD, MEASUREMENTS, MAP AND EASEMENTS  
SHEET 2: PROVISIONS, EASEMENTS, ENCUMBRANCES, AND OTHER MATTERS  
SHEET 3: NOTES AND MAP WITH LATER OTHER MAPS  
SHEET 4: SURVEYING REPORT, INCLUDING DESCRIPTION OF VALUE OF PROPERTY, AND OTHER MATTERS, INCLUDING CONSTRUCTION, ENCUMBRANCES, AND OTHER MATTERS  
SHEET 5: MAP SHOWING LOCATION OF PROPERTY AND CONVEYING INSTRUMENTS, INCLUDING RECORDS

**FILED FOR RECORD IN  
HIDALGO COUNTY  
ASSISTANT CLERK  
HIDALGO COUNTY CLERK**  
ON 5-28-25 AT 11:21 AM  
INSTRUMENT NUMBER 3452537  
P. J. MOLDEN & HATT, INC.

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