



Anthony Uresti,
Director of Planning

HIDALGO COUNTY PLANNING DEPARTMENT

2818 S. BUSINESS HWY 281
EDINBURG TEXAS 78539
Tel. 956-318-2840

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 10-28-2025

PROPOSED MAPACHE ESTATES PHASE I AMENDED SUBDIVISION PRECINCT No. 4.

ENGINEER: MELDEN & HUNT INC. DEVELOPER: MAPACHE RANCHES LTD.

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 21*SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

NUMBER OF STREETLIGHTS: 12

FILLING STATIONS: 5

LOCATION DESCRIPTION: SOUTH OF STATE HWY 186 APPROXIMATELY 3.85 MILES EAST OF US EXPRESSWAY 281.

SUBDIVISION LIES WITHIN THE: RURAL AREA

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 5-10-2024 PROPERTY LIES WITHIN FLOOD ZONE "C" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION AND SURFACE RUNOFF WILL DRAIN INTO SH 186 ROAD SIDE DITCH.

SEWER SYSTEM: OSSF'S HAVE BEEN INSTALLED.

WATER SERVICE PROVIDER: CITY OF EDINBURG LINE SIZE: 8" LOCATION: BUCK FAWN DRIVE.

STAFF RECOMMENDS: **Final Approval** *subject to recommendations other departments*

This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules, Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.

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SUBDIVISION MAP OF
MAPACHE ESTATES
 PHASE I AMENDED
 (PRIVATE)
 MAPACHE PHASE I
 INSTRUMENT NUMBER 3652592 H.C.M.R.
 HIDALGO COUNTY, TEXAS.

BEARING BASIS AS PER TEXAS
 COORDINATE SYSTEM OF 1983, TEXAS SOUTH
 ELEVATION DATUM AS PER NAVD 88 (GEOID 2003)
 SCALE: 1"=100'

MAPACHE RANCHES LTD.
 S.W.D. DOC. NO. 3475184, H.C.O.R.

N:16713714.783
 E:1124479.584

N:16711574.998
 E:1123443.865

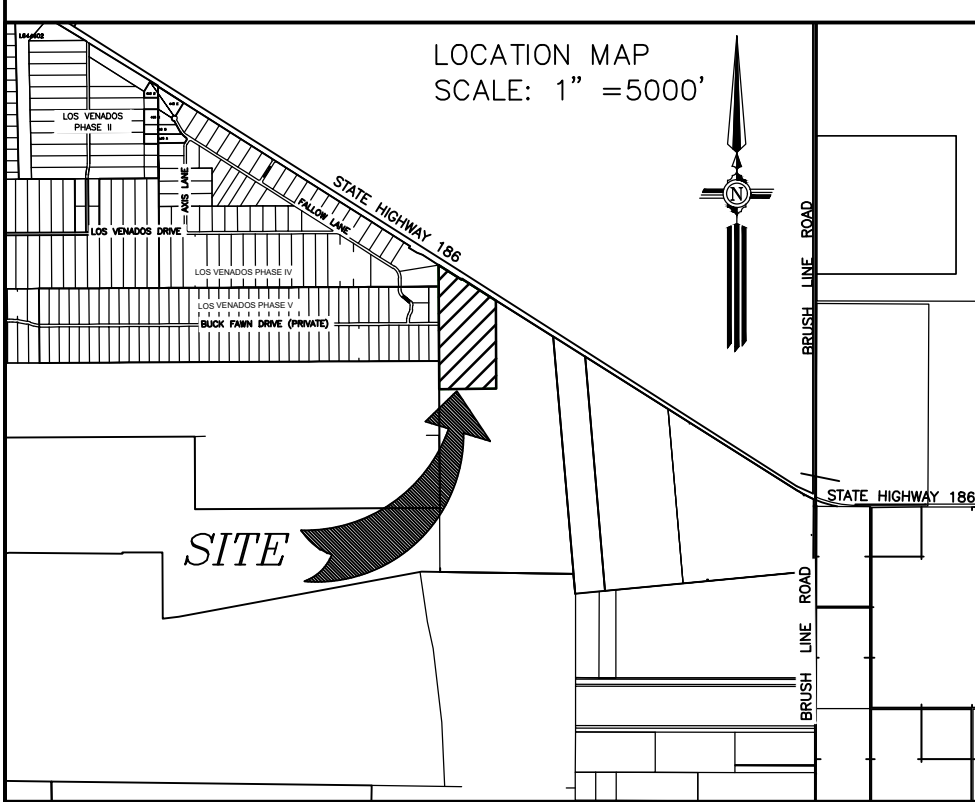
UNITED STATES OF MEXICO
 VOLUME 2334, PAGE 857,
 H.C.O.R.

N:16714863.827
 E:1123158.242

40.0' UTILITY & ACCESS
 DOC. NO. 347272, H.C.O.R.

40.0' EASEMENT
 DOC. NO. 347272, H.C.O.R.

Date: Oct 08, 2025, 12:43pm User ID: edward
 File: Y:\Land Development\residential\Edinburg\23146 - Santa Cruz Properties - Mapache Estates Phase I\AutoCAD files\23146 PLAT_PRIVATE.dwg



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:

MAPACHE ESTATES PHASE I AMENDED IS LOCATED IN THE NORTH PART OF HIDALGO COUNTY ON THE SOUTH SIDE OF STATE HIGHWAY 861 APPROXIMATELY 3.85 MILE EAST OF U.S. EXPRESSWAY 281. THE ONLY NEARBY MUNICIPALITIES IS THE CITY OF EDINBURG. MAPACHE ESTATES PHASE I AMENDED FALLS IN THE RURAL AREA OF THE COUNTY. THIS SUBDIVISION FALLS WITHIN PRECINCT 4.

MELDEN & HUNT, INC.
 TEXAS REGIST. F-1435
MELDEN & HUNT INC.
 CONSULTANTS • ENGINEERS • SURVEYORS
 115 W. MCINTYRE - EDINBURG, TX 78541
 PH: (956) 381-0981 - FAX: (956) 381-1839
 ESTABLISHED 1947 - www.meldenandhunt.com

INDEX TO SHEET OF MAPACHE ESTATES PHASE I AMENDED

- SHEET 1: HEADING; INDEX; LOCATION MAP AND ETJ; DESCRIPTION (METES AND BOUNDS); PRINCIPAL CONTACTS; MAP; LOT, STREETS, AND EASEMENT LAYOUT; NOTARY: COUNTY CLERK.
- SHEET 2: ENGINEERING CERTIFICATION; SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; CERTIFICATION, ATTESTATION; APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES, HIDALGO COUNTY JUDGE; HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE; LOT AREA TABLE; LOT DATA TABLE, CURVE DATA TABLE.
- SHEET 3: OWNER'S DEDICATIONS
- SHEET 4: WATER AND WASTE WATER OSSF LAYOUT.
- SHEET 5: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER / OSSF AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSION); OWNERS CERTIFICATION, CONSTRUCTION DETAILS.
- SHEET 6: MAP OF TOPOGRAPHY AND DRAINAGE; DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND, ENGINEERING CERTIFICATION; CONSTRUCTION DETAILS.

PRINCIPAL CONTACTS

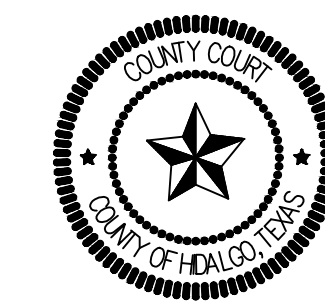
NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	CRISTEN WEYAND	2810 N. CLOSNER BOULEVARD	EDINBURG, TX 78541	CO(956) 381-0981 CO(956) 381-1839
ENGINEER:	RUBEN JAMES DE JESUS P.E.	115 W. MCINTYRE	EDINBURG, TX 78541	(956) 381-0981 (956) 381-1839
SURVEYOR:	RUBEN JAMES DE JESUS LRLS	115 W. MCINTYRE	EDINBURG, TX 78541	(956) 381-0981 (956) 381-1839

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 93.575 ACRES SITUATED IN HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF TRACT 95, SAN SALVADOR DEL TULE GRANT, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 10, PAGES 58-60, HIDALGO COUNTY MAP RECORDS, WHICH SAID 92.538 ACRES WERE CONVEYED TO MAPACHE RANCHES LTD., BY VIRTUE OF SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 3475184, HIDALGO COUNTY OFFICIAL RECORDS, SAID 92.538 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NO. 4 REBAR SET [NORTHING: 16705849.951, EASTING: 1125332.546] ON THE NORTHWEST CORNER OF TRACT 94, OF SAID SAN SALVADOR DEL TULE GRANT;

- THENCE, N 81° 17' 48" W A DISTANCE OF 2,033.25 FEET;
- THENCE, N 04° 05' 08" E A DISTANCE OF 5,373.33 FEET TO A NO. 4 REBAR SET FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;
- 1. THENCE, N 81° 17' 48" W A DISTANCE OF 700.00 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
- 2. THENCE, S 89° 59' 26" W A DISTANCE OF 80.93 FEET TO A NO. 4 SET FOR AN OUTSIDE CORNER OF THIS TRACT;
- 3. THENCE, N 81° 17' 48" W A DISTANCE OF 700.00 FEET TO A NO. 4 REBAR SET FOR THE SOUTHWEST CORNER OF THIS TRACT;
- 4. THENCE, N 08° 42' 12" E AT A DISTANCE OF 724.74 FEET PASS THE SOUTHEAST CORNER OF LOS VENADOS SUBDIVISION PHASE V, VOLUME 47, PAGES 131-138, HIDALGO COUNTY MAP RECORDS. AT A DISTANCE OF 2,659.97 FEET PASS THE SOUTHEAST CORNER OF LOS VENADOS SUBDIVISION PHASE IV, VOLUME 46, PAGE 28, HIDALGO COUNTY MAP RECORDS, CONTINUING A TOTAL DISTANCE OF 3,220.00 FEET TO A NO. 4 REBAR SET FOR THE NORTHWEST CORNER OF THIS TRACT;
- 5. THENCE, S 48° 39' 45" E ALONG THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 186, A DISTANCE OF 703.77 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
- 6. THENCE, N 41° 20' 15" E ALONG A RIGHT-OF-WAY LINE OF STATE HIGHWAY 186, A DISTANCE OF 20.00 FEET FOR A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
- 7. THENCE, S 48° 39' 45" E ALONG THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 186, A DISTANCE OF 1,040.87 FEET TO A NO. 4 REBAR SET FOR THE NORTHEAST CORNER OF THIS TRACT;
- 8. THENCE, S 08° 42' 12" W A DISTANCE OF 2,283.74 FEET TO THE POINT OF BEGINNING AND CONTAINING 93.575 ACRES OF LAND, MORE OR LESS.



FILED FOR RECORD IN
 HIDALGO COUNTY
 ARTURO GUJARDO, JR.
 HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM
 INSTRUMENT NUMBER _____
 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
 BY: _____ DEPUTY

SUBDIVISION MAP OF
MAPACHE ESTATES
PHASE I AMENDED
 (PRIVATE)
 MAPACHE PHASE I
 INSTRUMENT NUMBER 3652592 H.C.M.R.
 HIDALGO COUNTY, TEXAS.

HIDALGO COUNTY GENERAL SUBDIVISION PLAT NOTES

1. FLOOD ZONE STATEMENT:

FLOOD ZONE DESIGNATION: ZONE "C" AREAS OF MINIMAL FLOODING. COMMUNITY--PANEL NO. 480334 0225 B EFFECTIVE DATE: JANUARY 2, 1981.

COMMUNITY--PANEL NO. 480334 0225 D EFFECTIVE DATE: JANUARY 2, 1981 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAIN ADMINISTRATOR HAVE IDENTIFIED NO OTHER AREAS AS SHOWN ON THIS PLAT ARE WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN.

2. SETBACKS:
 FRONT: 40.00 FEET OR EASEMENT WHICH EVER IS GREATER.
 REAR: 15.00 FEET OR EASEMENT WHICH EVER IS GREATER
 SIDE: 6.00 FEET OR EASEMENT WHICH EVER IS GREATER

3. NO MORE THAN ONE--SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.

4. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.

5. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
 -->B.M. NO. 1--ELEV. 250.00 N.G.V.D. 29 DESCRIPTIONS: MHI DISK SET IN CONCRETE SLAB LOCATED AT THE NORTHWEST CORNER OF LOT 1 OF THIS SUBDIVISION.
 N:16714863.827, E:1123158.242
 -->B.M. NO. 2--ELEV. 250.00 N.G.V.D. 29 DESCRIPTIONS: MHI DISK SET IN CONCRETE SLAB SET AT THE NORTHWEST CORNER OF LOT 21 OF THIS SUBDIVISION.
 N:16713726.662, E:1124481.220.
 -->B.M. NO. 3--ELEV. 250.00 N.G.V.D. 29 DESCRIPTIONS: MHI DISK SET IN CONCRETE SLAB SET AT THE SOUTHWEST CORNER OF LOT 12 OF THIS SUBDIVISION.
 N:16711590.229, E:1123446.207

6. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 41,847 CUBIC-FEET 0.961 ACRE- FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO. 4 FOR STORM SEWER IMPROVEMENTS).

7. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE DEVELOPMENT STAGE, THAT THE DETENTION REQUIREMENTS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.

8. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISH 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 5: COUNTY CONSTRUCTION.

9. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

10. EACH PURCHASE 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.

11. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.

12. ON--SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON--SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.

- A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE ONLY.
- B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
- C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT
- D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS 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.
- E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.

13. THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION

14. THE OWNER & SUBDIVIDER OF MAPACHE ESTATES PHASE I AMENDED, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO. 3 OF THIS PLAT.

15. LOTS 1 AND 21 SHALL NOT HAVE ACCESS/DRIVEWAY ONTO STATE HIGHWAY 186.

16. NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT--OF--WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM DONNA IRRIGATION DISTRICT.

17. NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY, OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.

18. NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FORM IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THIS DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.

19. A 5/8"x3/4" METER PER LOT WITH BACKFLOW PREVENTER TO INSTALLED BY THE OWNER.

20. THE OWNER OR RESIDENT SHALL CONDUCT AN ANNUAL BACKFLOW TEST.

21. THIS AMENDMENT'S PURPOSE IS TO CHANGE THE SUBDIVISION FROM "PUBLIC" TO "PRIVATE".

22. THE SUBDIVISION WILL BE PRIVATE. STREETS, GATES, ETC. WILL BE PRIVATE. THEY WILL BE OWNED AND MAINTAINED BY THE HOA AND NOT THE COUNTY OF HIDALGO.

23. THE HOMEOWNER'S ASSOCIATION, LOT OWNERS, THEIR SUCCESSORS OR ASSIGNEES SHALL HOLD THE COUNTY OF HIDALGO HARMLESS AND INDEMNIFY THE COUNTY FROM ANY AND ALL CLAIMS RELATED TO THE CONDITION OR ACCESSIBILITY OF THE PRIVATE STREETS. THE LOT OWNERS SHALL BE RESPONSIBLE FOR THE COSTS TO MAINTAIN THE PRIVATE STREETS, PRIVATE SIDEWALKS AND PRIVATE STREETLIGHTS. ANY REQUESTS OF DEDICATION FOR THE PRIVATE ROADS TO PUBLIC USE IF APPROVED SHALL CAUSE CONSTRUCTION SPECIFICATIONS TO MEET COUNTY REQUIREMENTS.

24. THE HOMEOWNER'S ASSOCIATION FOR MAPACHE ESTATES PHASE 1 SUBDIVISION RECORDED UNDER DOCUMENT NO. 3652940 H.C.O.R.

25. AS PER DECLARATION OF COVENANTS AND CONDITIONS FOR MAPACHE ESTATES PHASE 1 SUBDIVISION RECORDED UNDER DOCUMENT NO. 3652940 H.C.O.R. DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNER, THEIR SUCCESSORS AND ASSIGNEES, AND NOT THE COUNTY OF HIDALGO SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE, AND OTHER REQUIREMENTS INCLUDING, BUT NOT LIMITED TO PRIVATE STREETS, GATE AREAS, ETC. ANY AMENDMENT TO DECLARATION THAT CONFLICTS WITH THE REQUIREMENTS OF THE COUNTY OF HIDALGO SHALL BE NULL AND VOID.

Lot Area Table		
Lot #	SQ. FT.	Area
1	180709.92	4.149
2	179173.66	4.113
3	177421.65	4.073
4	175000.00	4.017
5	174993.17	4.017
6	174598.08	4.008
7	175000.00	4.017
8	175000.00	4.017
9	175000.00	4.017
10	175000.00	4.017
11	174591.25	4.008
12	174591.25	4.008
13	175000.00	4.017
14	175000.00	4.017
15	175000.00	4.017
16	175000.00	4.017
17	174591.25	4.008
18	175000.00	4.017
19	175000.00	4.017
20	178390.80	4.095
21	307597.08	7.061

Curve Table						
Curve #	Delta	Radius	Length	Tangent	Chord Length	Chord Direction
C1	019° 29' 34"	320.00'	108.87'	54.96'	108.34'	S 31° 36' 12" W
C2	068° 18' 41"	320.00'	381.52'	217.11'	359.32'	S 12° 17' 55" E
C4	048° 59' 11"	240.00'	205.19'	109.34'	199.00'	N 15° 47' 25" W
C5	006° 06' 57"	50.00'	5.34'	2.67'	5.33'	S 42° 30' 55" W
C6	067° 37' 26"	50.00'	59.01'	33.49'	55.65'	S 05° 38' 44" W
C7	073° 44' 23"	50.00'	64.35'	37.50'	60.00'	S 08° 42' 12" W
C8	073° 44' 23"	50.00'	64.35'	37.50'	60.00'	N 08° 42' 12" E
C9	073° 44' 23"	50.00'	64.35'	37.50'	60.00'	N 08° 42' 12" E
C10	034° 57' 30"	320.00'	195.24'	100.77'	192.23'	N 08° 46' 33" W
C11	020° 11' 58"	320.00'	112.81'	57.00'	112.23'	N 36° 21' 17" W
C12	087° 48' 14"	240.00'	367.79'	230.97'	332.85'	S 02° 33' 09" E
C13	087° 48' 15"	280.00'	429.09'	269.47'	388.32'	S 02° 33' 08" E
C14	055° 09' 28"	280.00'	269.55'	146.25'	259.26'	N 18° 52' 32" W

Line Table		
Line #	Direction	Length
L2	S 03° 39' 45" E	31.14'
L3	N 41° 20' 58" E	127.25'
L4	N 08° 42' 12" E	7.83'
L5	N 41° 20' 58" E	127.26'
L6	N 86° 20' 37" E	45.30'
L7	N 08° 42' 12" E	21.87'

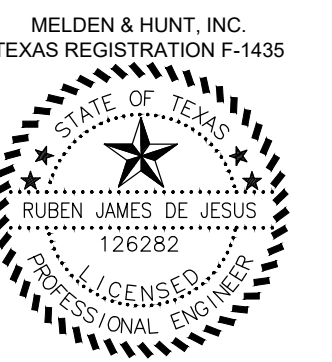
Boundary Line Table		
Line #	Direction	Length
"L1"	S 89° 59' 28" W	80.93'

STATE OF TEXAS
 COUNTY OF HIDALGO:

I, THE UNDERSIGNED, RUBEN JAMES DE JESUS, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

RUBEN JAMES DE JESUS, P.E. # 126282
 DATE PREPARED: 6-24-2024
 ENGINEERING JOB No. 23146.00

DATE:

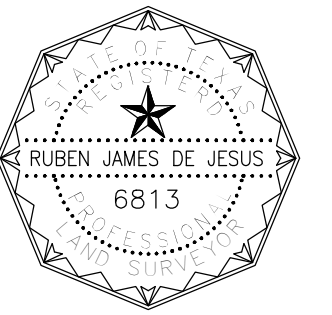


STATE OF TEXAS
 COUNTY OF HIDALGO:

I, THE UNDERSIGNED, RUBEN JAMES DE JUSUE, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF MAPACHE ESTATES PHASE I WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 11-21-23, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

RUBEN JAMES DE JESUS, R.P.L.S. # 6813
 DATE SURVEYED: 11-21-23
 SURVEY JOB No. 23146.08

DATE:



HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
HIDALGO COUNTY HEALTH DEPARTMENT

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF MAPACHE ESTATES PHASE I AMENDED WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT

ON _____ DAY OF _____, 20____.

ENVIRONMENTAL HEALTH DIVISION MANAGER

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 232.028 (A)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF MAPACHE ESTATES PHASE I AMENDED WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____ DAY OF _____, 20____.

HIDALGO COUNTY JUDGE _____ DATE: _____
 ATTEST: _____
 HIDALGO COUNTY CLERK _____ DATE: _____

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 49.211 (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 THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

RAUL E. SESIN P.E., C.F.M.
 GENERAL MANAGER

DATE:

SUBDIVISION MAP OF
**MAPACHE ESTATES
PHASE I AMENDED**
(PRIVATE)
MAPACHE PHASE I
INSTRUMENT NUMBER 3652592 H.C.M.R.
HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

MAPACHE RANCHES, LTD, OWNER(S) OF LOTS 1,2,4,6,7,11-21 SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE MAPACHE ESTATES PHASE I AMENDED, GRANTS AN EASEMENT TO THE COUNTY OF HIDALGO AND THOSE WHO MAY NOW OR HEREAFTER HOLD RIGHTS ESTABLISHED BY THE COUNTY OF HIDALGO AND STATE OF TEXAS. THE USE OF THE STREETS, AND EASEMENTS HEREON SHOWN, AND IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE COUNTY OF HIDALGO, EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE COUNTY OF HIDALGO, AND OR THE STATE OF TEXAS AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 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.

MAPACHE RANCHES, LTD ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

MAPACHE RANCHES, LTD LIMITED LIABILITY COMPANY
BY: MAPACHE RANCHES OF, LLC A LIMITED LIABILITY COMPANY
2810 N. CLOSNER BOULEVARD
EDINBURG, TEXAS 78541

CRISTEN WEYAND, MANAGING MEMBER DATE:

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED CRISTEN WEYAND
PROVED TO ME THROUGH HER TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVERS LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2025 .

NOTARY PUBLIC, STATE OF, TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

FIDEL BANDA, JR, OWNER(S) OF LOT 3 SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE MAPACHE ESTATES PHASE I AMENDED, GRANTS AN EASEMENT TO THE COUNTY OF HIDALGO AND THOSE WHO MAY NOW OR HEREAFTER HOLD RIGHTS ESTABLISHED BY THE COUNTY OF HIDALGO AND STATE OF TEXAS. THE USE OF THE STREETS, AND EASEMENTS HEREON SHOWN, AND IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE COUNTY OF HIDALGO, EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE COUNTY OF HIDALGO, AND OR THE STATE OF TEXAS AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 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.

FIDEL BANDA, JR ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

FIDEL BANDA, JR DATE:
4810 N. DOGWOOD APT. 1
EDINBURG, TEXAS 78541

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED FIDEL BANDA, JR
PROVED TO ME THROUGH HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVERS LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2025 .

NOTARY PUBLIC, STATE OF, TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

RICHARD RENE ALAMIA JR, OWNER(S) OF LOT 8 SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE MAPACHE ESTATES PHASE I AMENDED, GRANTS AN EASEMENT TO THE COUNTY OF HIDALGO AND THOSE WHO MAY NOW OR HEREAFTER HOLD RIGHTS ESTABLISHED BY THE COUNTY OF HIDALGO AND STATE OF TEXAS. THE USE OF THE STREETS, AND EASEMENTS HEREON SHOWN, AND IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE COUNTY OF HIDALGO, EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE COUNTY OF HIDALGO, AND OR THE STATE OF TEXAS AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 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.

RICHARD RENE ALAMIA JR ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

RICHARD RENE ALAMIA JR DATE:
3603 FEATHERIE ST.
EDINBURG, TEXAS 78542

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED RICHARD RENE ALAMIA JR
PROVED TO ME THROUGH HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVERS LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2025 .

NOTARY PUBLIC, STATE OF, TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

CHRISTIAN RAY CONTRERAS, OWNER(S) OF LOT 5 SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE MAPACHE ESTATES PHASE I AMENDED, GRANTS AN EASEMENT TO THE COUNTY OF HIDALGO AND THOSE WHO MAY NOW OR HEREAFTER HOLD RIGHTS ESTABLISHED BY THE COUNTY OF HIDALGO AND STATE OF TEXAS. THE USE OF THE STREETS, AND EASEMENTS HEREON SHOWN, AND IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE COUNTY OF HIDALGO, EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE COUNTY OF HIDALGO, AND OR THE STATE OF TEXAS AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 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.

CHRISTIAN RAY CONTRERAS ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

CHRISTIAN RAY CONTRERAS DATE:
420 ALEX HALEY DR.
LOREDO, TEXAS 78041

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED CHRISTIAN RAY CONTRERAS
PROVED TO ME THROUGH HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVERS LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2025 .

NOTARY PUBLIC, STATE OF, TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

JOSE ALBINO GARCIA AND SARAH ANNE GARCIA, OWNER(S) OF LOT 10 SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE MAPACHE ESTATES PHASE I AMENDED, GRANTS AN EASEMENT TO THE COUNTY OF HIDALGO AND THOSE WHO MAY NOW OR HEREAFTER HOLD RIGHTS ESTABLISHED BY THE COUNTY OF HIDALGO AND STATE OF TEXAS. THE USE OF THE STREETS, AND EASEMENTS HEREON SHOWN, AND IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE COUNTY OF HIDALGO, EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE COUNTY OF HIDALGO, AND OR THE STATE OF TEXAS AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 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.

JOSE ALBINO GARCIA AND SARAH ANNE GARCIA ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

JOSE ALBINO GARCIA DATE:
25307 CALLE DE ROSA
MONTE ALTO, TEXAS 78538

SARAH ANNE GARCIA DATE:
25307 CALLE DE ROSA
MONTE ALTO, TEXAS 78538

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED SARAH ANNE GARCIA
PROVED TO ME THROUGH HER TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVERS LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2025 .

NOTARY PUBLIC, STATE OF, TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED MARIA LUISA CAMPOS
PROVED TO ME THROUGH HER TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVERS LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2025 .

NOTARY PUBLIC, STATE OF, TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

ADRAINE COLON AND MARIA LUISA CAMPOS, OWNER(S) OF LOT 9 SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE MAPACHE ESTATES PHASE I AMENDED, GRANTS AN EASEMENT TO THE COUNTY OF HIDALGO AND THOSE WHO MAY NOW OR HEREAFTER HOLD RIGHTS ESTABLISHED BY THE COUNTY OF HIDALGO AND STATE OF TEXAS. THE USE OF THE STREETS, AND EASEMENTS HEREON SHOWN, AND IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE COUNTY OF HIDALGO, EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE COUNTY OF HIDALGO, AND OR THE STATE OF TEXAS AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 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.

ADRAINE COLON AND MARIA LUISA CAMPOS ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

ADRAINE COLON DATE:
P.O. BOX 15
LA SARA, TEXAS 78561

MARIA LUISA CAMPOS DATE:
P.O. BOX 15
LA SARA, TEXAS 78561

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED ADRAINE COLON
PROVED TO ME THROUGH HER TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVERS LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2025 .

NOTARY PUBLIC, STATE OF, TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED JOSE ALBINO GARCIA
PROVED TO ME THROUGH HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVERS LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2025 .

NOTARY PUBLIC, STATE OF, TEXAS
MY COMMISSION EXPIRES: