

# 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

OSST'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:

Name: S2 Developers, LLC

Address: 2020 E. Griffin Pkwy  
Mission, tx. 78573

Phone: 403-9787

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	_____
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	_____ / _____ / _____	_____ / _____ / _____

Water Supplier: WAWSC

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

Account/ESI No.: WA  
 Temporary Pole  Permanent Service

regarding the land described as: Oti #1 Subdivision

on May 26th, 2026, 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 12/16/25);

(verified by John Sebin);

(verified by [Signature]);

(verified by [Signature]);

(verified by John Sebin);

[Signature]  
Planning Department Authorized Signature

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

\_\_\_\_\_  
Date

ATTEST:

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

\_\_\_\_\_  
Date



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Rev. 12-21-23

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Director of Planning

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: S2 DEVELOPERS LLC

Address: 2020 E GRIFFIN PLWY, MISSION, TX 78573

Phone: 956-403-9787

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

4.88 ACRE TRACT OUT OF BLOCK 122, LA BLANCA AGRICULTURAL COMPANY  
SUBDIVISION "B", BOLUME 2, PAGE 42, H.C.M.R. *Ordi*

**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]*

11-13-25

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:**

4/24/2020  
Date

[Signature]  
County Official

