



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.

Precinct 1 2 3 4

Anthony Uresti
Director of Planning

Application No: DPA

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: Richard A. Branza, Esq., LTD.

Address: 3910 W. Freddy Ave.
Edinburg, TX. 78539

Phone: 638-6295

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

Water Supplier: DPAWSC.

Utility Provider: ☒ M.V.E.C. ☐ AEP

Account/ESI No.: DPA
☐ Temporary Pole ☐ Permanent Service

regarding the land described as Cutex Ranches lots 1-7

on July 21st, 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

<u>yes</u>	A plat has been prepared;	(Date approved <u>6/9/2024</u>);
<u>yes</u>	A plat has been reviewed and approved by the Commissioners Court;	(verified by <u>Flu Seim</u>);
<u>yes</u>	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 <u>Flu Seim</u>);
<u>no</u>	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 <u>Flu Seim</u>);
<u>yes</u>	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 <u>Flu Seim</u>);
<u>yes</u>	electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.	(verified by <u>Flu Seim</u>);

Anthony Uresti
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



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Anthony Uresti
Director of Planning

Application No: DA

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: RICHARD A. GARZA, President of GARCO LTD., THE
SOLE GENERAL PARTNER OF GARCO MANAGEMENT
3910 W. Freddy Gonzalez
Address: Edinburg, Texas 78539

Phone: 956-638-6295

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

Curtex Ranches
A 6.440-ACRE TRACT OF LAND, BEING THE WEST 6.440 ACRES OF LOT FIFTEEN (15), BLOCK SIXTY-FIVE (65), ALAMO LAND AND SUGAR COMPANY SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 24, MAP RECORDS, HIDALGO COUNTY, TEXAS

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Requesting Party (Signature)

4/29/2020
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:

1/1/2020
Date

Alvin Seain
County Official



STATE OF TEXAS
COUNTY OF HIDALGO

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS 10TH DAY OF May, 2026.

NO IMPROVEMENTS AT ANY AND INCLUDING WITHOUT LIMITATION, WHEEL, FENCES AND ENCLOSURES SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 WITHIN 30 DAYS OF DATE OF PLACEMENT.

[Signature]
PRESIDENT

[Signature]
ATTN: SECRETARY

STATE OF TEXAS
COUNTY OF HIDALGO

SUBSCRIPTION AND RECEIVED AND APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT ON THE 10TH DAY OF May, 2026.

[Signature]
DATE 6/10/2026

[Signature]
DATE 6/10/2026

ATTEST: CLERK

CLERK: *[Signature]*
WALTER MANN

STATE OF TEXAS
COUNTY OF HIDALGO

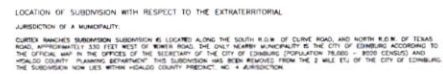
HIDALGO COUNTY ENGINEERING DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE
PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE
DRAINAGE DISTRICTS UNDER THE WATER CODE. (42.012) THE DISTRICT HAS NOT
REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE
APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED
ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE
SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY ENGINEERING DISTRICT NO. 1

[Signature] 06/16/20

DATE: _____

GENERAL ENGINEER



AT A 8-40-ACRE TRACT LOCATED THE WEST 8-40-ACRE TRACT OF LOT FIFTEEN (15), BLOCK TWENTY (20), EIGHT ALAMO LAND TRACTS, TRACTS 15 AND 16, 20 AND 21, 22 AND 23, 24 AND 25, 26 AND 27, 28 AND 29, 30 AND 31, 32 AND 33, 34 AND 35, 36 AND 37, 38 AND 39, 40 AND 41, 42 AND 43, 44 AND 45, 46 AND 47, 48 AND 49, 50 AND 51, 52 AND 53, 54 AND 55, 56 AND 57, 58 AND 59, 60 AND 61, 62 AND 63, 64 AND 65, 66 AND 67, 68 AND 69, 70 AND 71, 72 AND 73, 74 AND 75, 76 AND 77, 78 AND 79, 80 AND 81, 82 AND 83, 84 AND 85, 86 AND 87, 88 AND 89, 90 AND 91, 92 AND 93, 94 AND 95, 96 AND 97, 98 AND 99, 100 AND 101, 102 AND 103, 104 AND 105, 106 AND 107, 108 AND 109, 110 AND 111, 112 AND 113, 114 AND 115, 116 AND 117, 118 AND 119, 120 AND 121, 122 AND 123, 124 AND 125, 126 AND 127, 128 AND 129, 130 AND 131, 132 AND 133, 134 AND 135, 136 AND 137, 138 AND 139, 140 AND 141, 142 AND 143, 144 AND 145, 146 AND 147, 148 AND 149, 150 AND 151, 152 AND 153, 154 AND 155, 156 AND 157, 158 AND 159, 160 AND 161, 162 AND 163, 164 AND 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BENAVIDES
ENGINEERING

[illegible]