PLANNING DEPARTMENT

County of Hidalgo

Rev. 12-21-23

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
	Authorized Signature	Authorized Signature
Inspection/Permit No:		
Date Approved:	/ /	/ /

Name: 4140 Investments Co, LLC.

Address: 36970 W. Mile 7 Road Mission, Tx. 78574

Water Supplier: Agua SUD

Utility Provider: [ ] M.V.E.C. [✓] AEP

Phone: 432-1336

Account/ESI No.: N/A

[ ] Temporary Pole [ ] Permanent Service

regarding the land described as: Lava Acres lots 1-28,

on November 10th, 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; (Date approved 9/29/26);

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 Ilse Sosa from Sosa);

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 ____);

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 ____);

Yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by Ilse Sosa);

Planning Department Authorized Signature | **Hidalgo County Judge** | **Date**

ATTEST: **Hidalgo County Clerk** | **Date**

PLANNING DEPARTMENT

County of Hidalgo

Rev. 12-21-23

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

Precinct 1 2 (3) 4

Anthony Uresti
Director of Planning

Application No: DPA

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: 1960 Investment Company LLC

Name: Eric Nordhausen

Address: 36970 W. Mile 7 Rd.
Mission TX 78574

Phone: (956) 432-1336

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

Iowa Acres lots 1-28

STATUS OF PERSON OR ENTITY MAKING REQUEST:

- ✓ Subdivider
- _____ Owner of lot in subdivision
- _____ Resident of lot in a subdivision
- _____ Entity that provides utility service

X _____ Requesting Party (Signature)

8-3-26 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:

10/28/25 **Date**

_____ **County Official**

SUBDIVISION PLAT OF:

IOWA ACRES SUBDIVISION

A 20.000-ACRE (871,200 SQUARE FEET) TRACT OF LAND, MORE OR LESS, SITUATED IN PORCION 78, SAME BEING ALL LOTS 13 AND 14, BLOCK 19 OF THE TEXAN GARDENS SUBDIVISION, AS RECORDED IN VOLUME 8, PAGES 57-58 OF THE HIDALGO COUNTY MAP RECORDS (H.C.M.R.), TEXAS, SAID LOTS 13 AND LOT 14, BLOCK 19 (TRACT 34) CONVEYED TO 1960 INVESTMENT COMPANY, LLC, AS RECORDED IN DOCUMENT NO 3687 150 OF THE HIDALGO COUNTY OFFICIAL RECORDS (H.C.O.R.), TEXAS

METES AND BOUNDS

A 20.000-ACRE (871,200 SQUARE FEET) TRACT OF LAND, MORE OR LESS SITUATED IN PORCION 78, SAME BEING ALL LOTS 13 AND 14, BLOCK 19 OF THE TEXAN GARDENS SUBDIVISION AS RECORDED IN VOLUME 8, PAGES 57-58 OF THE HIDALGO COUNTY MAP RECORDS (H.C.M.R.), TEXAS SAID LOTS 13 AND LOT 14, BLOCK 19 (TRACT 34) CONVEYED TO 1960 INVESTMENT COMPANY LLC AS RECORDED IN DOCUMENT NO 3687 150 OF THE HIDALGO COUNTY OFFICIAL RECORDS (H.C.O.R.) TEXAS REFERENCES TO WHICH ARE HERE MADE FOR ALL PURPOSE, LOCATED ON THE EAST SIDE OF IOWA ROAD APPROXIMATELY 1 080 FEET SOUTH OF 8 MILE IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

THE POINT OF COMMENCEMENT (P.O.C.) BEING AT A PK NAIL FOUND AT THE INTERSECTION OF THE APPARENT EXISTING 60-FOOT RIGHT-OF-WAY CENTERLINE OF SAID IOWA ROAD AND OF SAID MILE 8 ROAD FOR THE APPARENT NORTHWEST CORNOR OF LOT 17 BLOCK 19 OF SAID TEXAN GARDENS SUBDIVISION THENCE SOUTH 08°53 35 WEST WITH THE SAID IOWA ROAD EXISTING 60-FOOT RIGHT-OF-WAY CENTERLINE AND WITH THE APPARENT WEST LOT LINE OF SAID BLOCK 19 A DISTANCE OF 1279.88 FEET TO A PK NAIL FOUND FOR THE APPARENT NORTHWEST CORNER OF SAID LOT 14 AND OF SAID 20.000-ACRE TRACT AND ALSO BEING THE POINT OF BEGINNING OF SAID 20.000-ACRE TRACT OF LAND HEREIN DESCRIBED

THENCE SOUTH 81°06 25 EAST WITH THE APPARENT COMMON LOT LINE OF SAID LOT 14 AND LOT 15 A DISTANCE OF 30.00 FEET PAST THE APPARENT EXISTING EAST RIGHT-OF-WAY LINE OF SAID IOWA ROAD AND HENCE CONTINUING A TOTAL DISTANCE OF 1,452.00 FEET PAST THE APPARENT COMMON EASTERN LOT CORNER OF SAID LOTS 14 AND 15 AND WITH THE APPARENT COMMON EASTERN LOT LINE AND WITH THE APPARENT NORTH LOT LINE OF SAID LOT 14 AND OF SAID 20.000-ACRE TRACT ANOTHER DISTANCE OF 1,317.00 FEET PAST THE APPARENT WEST RIGHT-OF-WAY LINE OF AN EXISTING 150-FOOT RIGHT-OF-WAY WIDE CANAL FEE OWNED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 16 CONTINUING FOR A TOTAL DISTANCE OF 1,452.00 FEET TO A POINT ON THE APPARENT EXISTING CENTERLINE OF SAID HIDALGO COUNTY IRRIGATION DISTRICT NO. 16 EXISTING 150-FOOT RIGHT-OF-WAY FOR THE APPARENT COMMON EASTERN LOT CORNER OF SAID LOT 14 AND LOT 15 OUT OF SAID BLOCK 19 FOR THE APPARENT NORTHEASTERN CORNER OF SAID LOT 14 AND OF SAID 20.000-ACRE TRACT OF LAND HEREIN DESCRIBED

THENCE SOUTH 08°53 35 WEST WITH THE SAID HIDALGO COUNTY IRRIGATION DISTRICT NO. 16 EXISTING 150-FOOT RIGHT-OF-WAY EXISTING CENTERLINE AND THE APPARENT EAST LOT LINE OF SAID LOT 14 A DISTANCE OF 300.00 FEET PAST THE APPARENT COMMON EASTERN LOT CORNER OF SAID LOTS 14 AND 13 CONTINUING WITH THE APPARENT EAST LOT LINE OF SAID LOT 13 FOR A TOTAL DISTANCE OF 600.00 FEET TO A POINT BEING THE APPARENT COMMON EASTERN LOT CORNER OF SAID LOT 13 AND LOT 12 OUT OF SAID BLOCK 19 (VESTED IN FAUSTINO GARCIA DOCUMENT NO 1243881 OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) FOR THE APPARENT SOUTHEAST CORNER OF SAID LOT 13 AND OF SAID 20.000-ACRE TRACT OF LAND HEREIN DESCRIBED

THENCE NORTH 81°06 25 WEST WITH THE APPARENT COMMON LOT LINE OF SAID LOTS 13 AND 12 THE SOUTH LOT LINE OF SAID LOT 13 AND OF SAID 20.000-ACRE TRACT A DISTANCE OF 75.00 FEET PAST THEIR SAID EASTERN 150-FOOT RIGHT-OF-WAY WIDE CANAL WEST RIGHT-OF-WAY LINE THENCE ALONG AN EXISTING HOG WIRE FENCE WITH CROSSTIED AND T-STEEL POST VARYING FROM 0.50' OF A FOOT TO 1.11 FEET TO THE LEFT OF AND WITH THE COMMON LOTS 13 AND 12 LINE THE SAID LOT 13 SOUTH LOT LINE AND OF SAID 20.000-ACRE TRACT ANOTHER DISTANCE OF 1,382.00 FEET PAST A NO. 4 REBAR SET ON THE PROPOSED EAST RIGHT-OF-WAY LINE OF SAID IOWA ROAD VIA THIS PLAT HENCE ANOTHER 30.00 FEET PAST A POINT ON THE SAID IOWA ROAD EXISTING EAST RIGHT-OF WAY LINE CONTINUING FOR A TOTAL DISTANCE OF 1452.00 FEET TO A PK NAIL SET ON THE SAID IOWA ROAD EXISTING 60-FOOT RIGHT-OF-WAY CENTERLINE BEING THE APPARENT COMMON WESTERN LOT CORNER OF SAID LOTS 13 AND 12 FOR THE APPARENT SOUTHWEST CORNOR OF OF SAID LOT 13 AND OF SAID 20.000-ACRE TRACT OF LAND HEREIN DESCRIBED

THENCE NORTH 08°53 35 EAST WITH THE SAID IOWA ROAD EXISTING 60-FOOT RIGHT-OF-WAY CENTERLINE THE SAID BLOCK 19 WEST LOT LINE AND OF SAID 20.000-ACRE TRACT AT A DISTANCE OF 300.00 FEET PAST A PK NAIL FOUND MARKING THE APPARENT COMMON WESTERN CORNER OF SAID LOTS 14 AND 13 CONTINUING WITH THE APPARENT WEST LOT LINE OF SAID LOT 14 AND OF SAID 20.000-ACRE TRACT FOR A TOTAL DISTANCE OF 600.00 FEET TO THE SAID PK NAIL FOUND FOR THE NORTHWEST CORNER OF SAID 20.000-ACRE TRACT OF LAND HEREIN DESCRIBED AND ALSO BEING THE POINT OF BEGINNING (P.O.B.) CONTAINING A GROSS AREA OF 20.00 ACRES (871 200 SQUARE FEET) OF WHICH 2.115 ACRES (92 145 SQ FEET) LIES WITHIN CANAL RIGHT-OF-WAY OF HIDALGO COUNTY IRRIGATION DISTRICT NO 16 0.413 OF AN ACRE (18 000 SQ FEET) LIES WITHIN IOWA ROAD EXISTING RIGHT-OF-WAY EASEMENT AND 0.413 OF AN ACRE (18 000 SQ FEET) ADDITIONAL IOWA ROAD DEDICATED RIGHT-OF-WAY VIA THIS PLAT FOR A NET OF 17 059 ACRES OF LAND MORE OR LESS

STATE OF TEXAS
COUNTY OF HIDALGO
OWNER'S DEDICATION CERTIFICATION AND ATTESTATION

I, ERIC NORDHAUSEN, OWNER OF THE 20.00 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED IOWA ACRES SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK AND EASEMENTS SHOWN HEREON

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 212.032 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
(D) GAS CONNECTIONS, IF AVAILABLE PROVIDED TO THE THE LOTS MEET OR WILL MEET THE MINIMUM STATE STANDARDS
I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE

ERIC NORDHAUSEN, MANAGING MEMBER
1960 INVESTMENT COMPANY, LLC
38970 W MILE 7 ROAD
MISSION, TEXAS 78574

DATE: 8/20/2026

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared ERIC NORDHAUSEN proved to me through her Texas Department of Public Safety Driver 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 purposed and consideration thereby expressed

Given under my hand and seal of office this 14th day of August 2026

DAISY BONILLA
Notary Public, State of Texas
Comm. Expires 08-30-2029
Notary ID 132644180

NOTARY PUBLIC - STATE OF TEXAS

HIDALGO COUNTY IRRIGATION DISTRICT No 16

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No.16 ON THIS THE 8th DAY OF October 2026

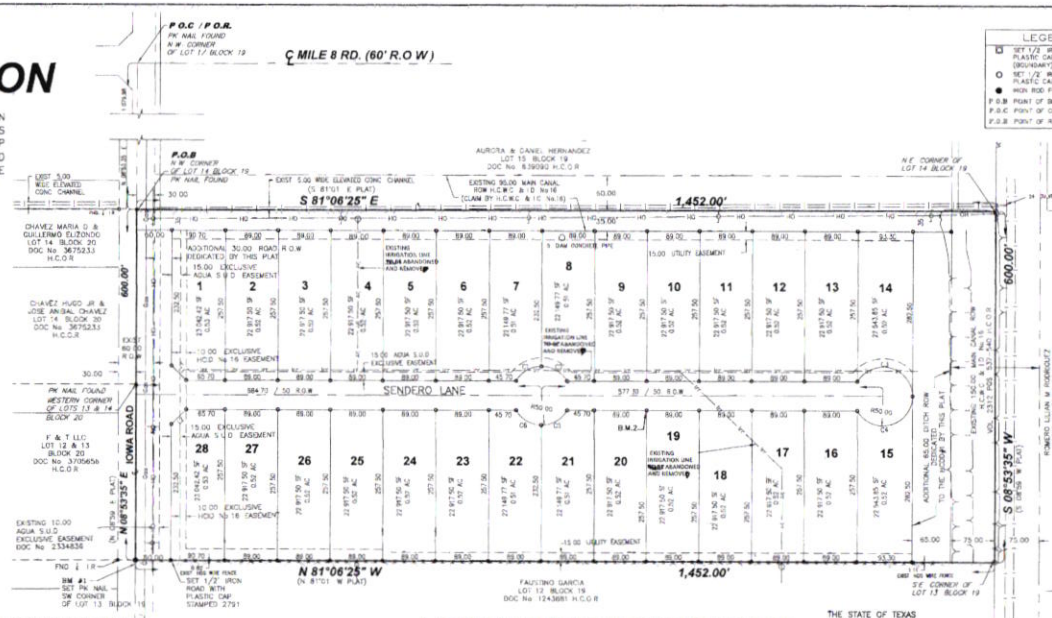
NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT No.16 RIGHT OF WAYS OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE WHETHER SHOWN OR NOT

PRESIDENT

ATTEST: SECRETARY

PRINCIPAL CONTACTS

Name	Address	City & Zip	Phone	Fax
OWNER: ERIC NORDHAUSEN	38970 W MILE 7 ROAD	MISSION TEXAS 78574	(956)432-1336	
ENGINEER: GILBERTO A. GRACIA	2121 E. GRIFFIN PARKWAY SUITE 2	MISSION TEXAS 78574	(956)584-0554	(956)584-0554
SURVEYOR: HOMERO LUIS GUTIERREZ	2600 SAN JACOB ST	MISSION TEXAS 78574	(956)369-0988	





LOCATION MAP SCALE= 1" 1000

SCALE 1" = 100'
BEARING BASIS AS PER NAD 1983 STATE PLANE TEXAS SOUTH TIES A218 (YET)

LEGEND

□	SET 1/2" IRON ROAD WITH PLASTIC CAP STAMPED 2791 (BOUNDARY)
○	SET 1/2" IRON ROAD WITH PLASTIC CAP STAMPED 2791
●	IRON ROD FOUND
P.O.B	POINT OF BEGINNING
P.O.C	POINT OF COMMENCING
P.O.R	POINT OF REFERENCE

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY
IOWA ACRES SUBDIVISION IS LOCATED IN WEST HIDALGO COUNTY ON THE EAST SIDE OF IOWA ROAD AND APPROXIMATELY 1 080 FEET SOUTH OF MILE 8 ROAD. THIS SUBDIVISION DOES NOT LIES WITHIN ANY CITY LIMITS OR WITHIN ANY CITY'S EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 212.001 AND LIES IN PCT NO. 3

CURVE DATA TABLE

CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGHT
C1	52.36	50.00	60°00'00	N 68°53 35 E	50.00
C2	52.36	50.00	60°00'00	S 51°06 25 E	50.00
C3	130.90	50.00	150°00'00	S 66°06 25 E	98.59
C4	130.90	50.00	150°00'00	S 83°53 35 W	98.59
C5	52.36	50.00	60°00'00	N 68°53 35 E	50.00
C6	52.36	50.00	60°00'00	S 51°06 25 E	50.00

LINE DATA TABLE

LINE #	BEARING	LENGTH
L1	N 38°56 33 W	35.36
L2	N 52°33 35 E	35.36

PLAT NOTES AND RESTRICTIONS

1 – FLOOD PLAIN
THE SUBJECT TRACT IS LOCATED WITHIN FLOOD ZONE X (NG SHADING) INDICATES AREAS OF MINIMAL FLOODING FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO 480334 0290 D MAP REVISED JUNE 6 2000

2 – GENERAL NOTE FOR SINGLE FAMILY RESIDENCES NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT ONLY MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT OFFICE OF ENVIRONMENTAL HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL) APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOTS 1-28 (RESIDENTIAL ONLY)

3 – MINIMUM FINISH FLOOR NOTE MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 ABOVE CENTERLINE 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 FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION

4 – MINIMUM BUILDING SETBACK LINES

FRONT	25.00 OR GREATER FOR EASEMENTS
FRONT CUL-DE-SAC	15.00 OR GREATER FOR EASEMENTS
GARAGE	18.00 OR GREATER FOR EASEMENTS
REAR	15.00 OR GREATER FOR EASEMENTS
INTERIOR SIDES	6.00 OR GREATER FOR EASEMENTS
SIDE CORNER	10.00 OR GREATER FOR EASEMENTS

OR TO EASEMENT LINE WHICHEVER IS GREATER ON ALL CASES

5 – DRAINAGE IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No. 1 AND HIDALGO COUNTY REQUIREMENTS THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 58 092 CUBIC FEET (1.308 ACRE-FEET) OF STORM WATER RUNOFF DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS SEE DRAINAGE REPORT ON SHEET No 3

6 – NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT EASEMENTS SHALL BE KEPT CLEAR OF FENCES 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

7 – BENCHMARK NOTE
THE FOLLOWING BENCH-MARK IS IDENTIFIED ON THE FACE OF THIS PLAT AND ON THE ATTACHED ENGINEERING PLANS

BM 1 ELEV 226.73 AT A PK NAIL SET AT THE SOUTH WEST CORNER OF LOT 13 BLOCK 19 NAVD 88 DATUM

BM 2 ELEV 225.66' AN IRON ROD SET AT THE N.E. COR OF THE LOT 20 OF THIS SUBDIVISION N 81°06'25" W 1,452.00' NAVD 88 DATUM

8 – EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THE SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER SEWER ELECTRICITY AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION

9 – ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO HIDALGO COUNTY IRRIGATION DISTRICT NO. 16 AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL

10 – 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 HIDALGO COUNTY IRRIGATION DISTRICT NO 16

11 – 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 VIOLATORS EXPENSE

12 – NO UTILITY COMPANY PUBLIC ENTITY PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM IRRIGATION DISTRICT ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE

13 – THE RESIDENCIAL LOTS (1-28) SHOULD REFLECT SERVICE BY A 3/4" METER

14 – 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

15 – 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

16 – 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 A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE
C EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21 780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY
D OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT
E 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 DRAINFIELD SYSTEM
F APPROVED OSSF PERMIT APPLICATION IS REQUIRED INCLUDING NONDEAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT

17 – THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION

18 – A SPECIAL DESIGN IS REQUIRED FOR ALL OSSF SYSTEMS LOCATED WITHIN A DESIGNATED FLOOD ZONE THE DESIGN SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING ITEMS
A ANCHORING OF SEPTIC TANK(S)
B – BACK FLOW VALVES
C – SEPTIC TANK COVER SHALL BE ABLE TO SEAL

19 – ERIC NORDHAUSEN, THE OWNER & SUBDIVIDER OF IOWA ACRES SUBDIVISION, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO 2

20 – ALL AQUA SUD EASEMENTS ARE EXCLUSIVE NO OTHER USE OF THE EASEMENT IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF AQUA SUD

21 – LOTS 1-28 SHALL BE FOR RESIDENCIAL USE ONLY

23 – NO ACCESS SHALL BE ALLOWED FROM IOWA ROAD FOR LOTS 1 & 28

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

WE THE UNDERSIGNED CERTIFY that this plat of the IOWA ACRES SUBDIVISION was reviewed and approved by the Hidalgo County Commissioners Court on Sept 28 26

Hidalgo County Judge — Date: 10/8/26
ATTEST: Hidalgo County Clerk — Date: 10/15/2026

AS-BUILT PLAN
DATE: 9/08/2026

THE STATE OF TEXAS
COUNTY OF HIDALGO
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF IOWA ACRES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON 10-6-26 AD.

ENVIRONMENTAL HEALTH DIVISION MANAGER — DATE: 10/06/26

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 NO 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 OF THIS SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS

GENERAL MANAGER
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1
902 N. DOOLITTLE RD.
EDINBURG, TEXAS 78542

DATE: 10-08-26

AQUA SPECIAL UTILITY DISTRICT

I, ROBERTO SALINAS P.E. HEREBY CERTIFY THAT THE AQUA SPECIAL UTILITY DISTRICT HAS APPROVED THE WATER FACILITIES FOR THE IOWA ACRES SUBDIVISION, HIDALGO COUNTY TEXAS. THE AQUA SPECIAL UTILITY DISTRICT IS THE HOLDER OF THE CERTIFICATE OF CONVENIENCE AND NECESSITY (CCN) ISSUED BY THE STATE OF TEXAS TO FURNISH PORTABLE WATER TO AN AREA IN HIDALGO COUNTY TEXAS THAT INCLUDES THIS SUBDIVISION AND IS THEREFORE OBLIGATED TO SERVE THE SUBDIVISION WITH POTABLE WATER TO THE EXTENT REQUIRED BY THE LAWS OF THE STATE OF TEXAS. THE AQUA SPECIAL UTILITY DISTRICT AGREES THAT IT WILL PROVIDE WATER TO THIS SUBDIVISION AT THE TIME WHEN ALL OF THE INFRASTRUCTURE REQUIREMENTS FOR THE SUBDIVISION ARE MET WATER MTR ARE IMMEDIATELY AVAILABLE FOR THIS PURPOSE UPON COMPLETION OF THE WATER FACILITIES SHOWN ON THE PLAT OF THE SUBDIVISION

ROBERTO SALINAS P.E.
GENERAL MANAGER
AQUA SPECIAL UTILITY DISTRICT
3120 N. ABRA RD.
PALMVIEW, TEXAS 78572

DATE: 8/20/2026

STATE OF TEXAS
COUNTY OF HIDALGO

I, HOMERO LUIS GUTIERREZ A REGISTERED PROFESSIONAL LAND SURVEYOR IN TEXAS HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF THE IOWA ACRES SUBDIVISION, WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 5-15-2026

HOMERO LUIS GUTIERREZ
R.P.L.S. No 2791

DATE: 08/13/2026

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A LICENSED PROFFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT

GILBERTO A. GRACIA
REGISTERED PROFESSIONAL ENGINEER No. 82477
IZAGUIRRE ENGINEERING GROUP, LLC
2121 E. GRIFFIN PKWY SUITE 2
MISSION, TEXAS 78574

09/08/26

IZAGUIRRE
Engineering Group LLC.
2121 E. GRIFFIN PKWY SUITE 2 — F-10214
MISSION, TEXAS, 78574
PHONE (956) 584-0554
FAX (956) 584-0049

DATE OF PREPARATION
08/06/26

FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO JR
HIDALGO COUNTY CLERK

ON: October 15, 2026 AT 2:21 AM/PM
INSTRUMENT NUMBER 3797113
OF THE MAP RECORDS OF HIDALGO COUNTY TEXAS
BY: DEPUTY

INDEX OF SHEETS

SHEET 1 – HEADING INDEX LOCATION MAP AND ETJ PRINCIPAL CONTACTS PLAT NOTES WITH LOTS STREETS AND EASEMENT DESIGNATIONS LEGAL DESCRIPTION (METES AND BOUNDS) SURVEYOR'S AND ENGINEER'S CERTIFICATION PLAT NOTES AND RESTRICTIONS OWNERS DEDICATION CERTIFICATION AND ATTESTATION COUNTY CLERK'S RECORDING CERTIFICATE HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND RESPECT TO THE DISTRICT IN WHICH THE PROJECT IS SITUATED H.C.I.D.O CERTIFICATION IRRIGATION DISTRICT CERTIFICATE OF APPROVAL AS-BUILT CERTIFICATION P&Z DTV CERTIFICATION REVISION NOTES

SHEET 2 – WATER DISTRIBUTION MAP ON-SITE SEWAGE FACILITIES DISTRIBUTION MAP ENGINEERING REPORT (ENGLISH AND SPANISH VERSION) INCLUDING DESCRIPTION OF WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION) TYPICAL WATER SERVICE CONNECTION SUBDIVISION CERTIFICATE AND STATEMENT

SHEET 3 – PAVING DISTRIBUTION AND DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT MAP OF TOPOGRAPHY AND DRAINAGE AND ENGINEER'S CERTIFICATION REVISION NOTES TYPICAL ROADWAY SECTION CURB AND GUTTER SECTION VALLEY GUTTER SECTION DETAILS

SHEET NO 1 OF 3 SHEETS	FILENAME: Augusto Engineering\Subdivision Projects\IOWA ACRES SUBD	
	DATE PREPARED: 08/06/26	PREPARED BY:
	CHECKED BY:	APPROVED BY:
	DATE REVISED:	REVISED BY:
	CHECKED BY:	APPROVED BY:

NO	SHEET	REVISION	DATE	APPROVED