PLANNING DEPT. PCT 1-4 CERTIFICATE OF PLAT & UTILITY STATUS

1	F&T LLC – IOWA GROVES LOTS 1-42
2	1960 INVESTMENTS CO LLC – IOWA ACRES LOTS 1-28
3	SONORA ESTATES LOTS 1-212
4	PENCO RGV ENT. – PENCO ESTATES SUB. LOTS 1-12
5	SANDOVAL CAPITAL GROUP – MIDWAY ESTATES SUB. LOTS 1-48
6	PDP MILE 4 LTD – PUEBLO DE PALMAS #27 SUB. LOTS 1-17
7	RENE PENA – ARTSOB SUB. #2 LOTS 1-7
8	GARY FRISBY – PUEBLO DE PALMAS #28 LOTS 1-38
9	SERENITY OAKS DEV. – SERENITY OAKS LOTS 1-24

COMM. COURT: 11/10/2026

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: F+T LLC.

Address: 316 E. Dallas Ave. McAllen, TX. 78501

Phone: 240-3246

Water Supplier: Agua SUD.

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

Account/ESI No.: N/A

[ ] Temporary Pole [ ] Permanent Service

regarding the land described as: Lowa Groves. lots 1-42,

on November 10th, 20 26, 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 Flor Serna Flor Serna);

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 Flor Serna);

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

ATTEST: _____ _____

Hidalgo County Clerk | **Date**

PLANNING DEPARTMENT

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OSSF's

Precinct 1 2 (3) 4

Anthony Uresti
Director of Planning

Application No: NA

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: F & T, LLC

Address: 316 East Dallas Avenue
McAllen TX 78501

Phone: (956) 240-3246

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

Iowa Annex Lots 1-42

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) — Date: 8-14-26

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:

10/26/26
Date

Ilen Serna
County Official

SUBDIVISION PLAT OF:

IOWA GROVES SUBDIVISION

BEING A 24 30-ACRE TRACT SITUATED IN HIDALGO COUNTY TEXAS AND OUT OF LOT 12 AND LOT 13 BLOCK 20 OF TEXAN GARDENS SUBDIVISION AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 8 PAGE 57-58 HIDALGO COUNTY MAP RECORDS HIDALGO COUNTY TEXAS, CONVEYED TO GERALD WENSMANN AND WIFE ANGELINE WENSMANN AS DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN DATED APRIL 29 2003 RECORDED IN DOCUMENT NUMBER 1193050 AND IN ANOTHER WARRANTY DEED DATED SEPTEMBER 15 2004 RECORDED IN DOCUMENT NUMBER 1381741 HIDALGO COUNTY OFFICIAL RECORDS HIDALGO COUNTY TEXAS

METES AND BOUNDS

BEING A 24.30-ACRE TRACT SITUATED IN HIDALGO COUNTY TEXAS AND OUT OF LOT 12 AND LOT 13 BLOCK 20 OF TEXAN GARDENS SUBDIVISION AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 8 PAGE 57-58 HIDALGO COUNTY MAP RECORDS HIDALGO COUNTY TEXAS CONVEYED TO GERALD WENSMANN AND WIFE ANGELINE WENSMANN AS DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN DATED APRIL 29 2003 RECORDED IN DOCUMENT NUMBER 1193050 AND IN ANOTHER WARRANTY DEED DATED SEPTEMBER 15 2004 RECORDED IN DOCUMENT NUMBER 1381741 HIDALGO COUNTY OFFICIAL RECORDS HIDALGO COUNTY TEXAS BEING PARTICULARLY DESCRIBED AS FOLLOWS

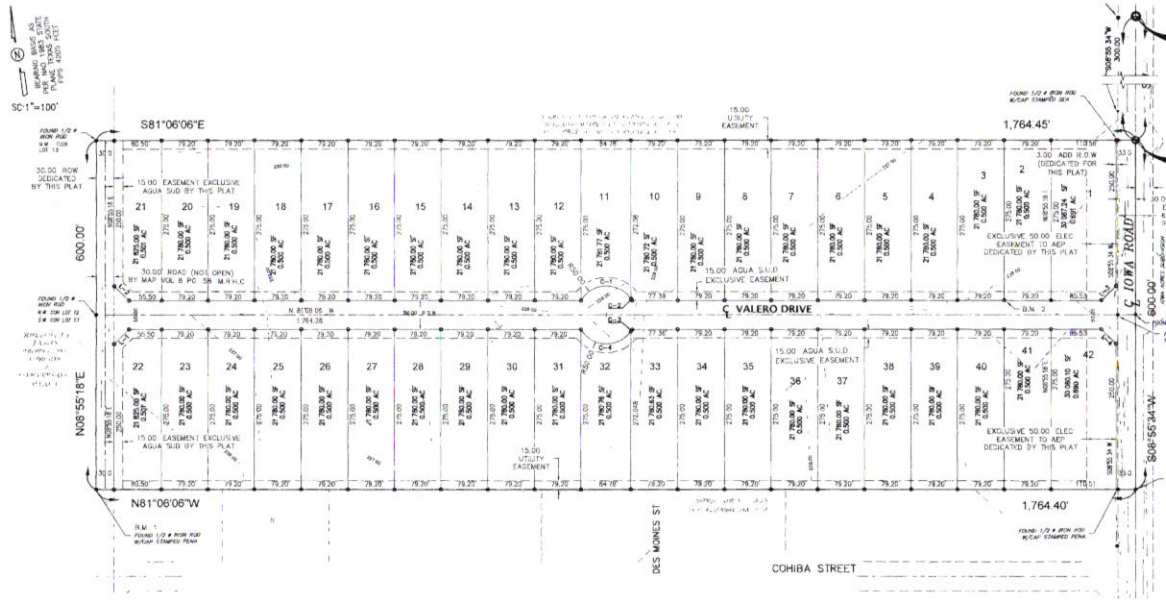
COMMENCING AT A FOUND COTTON PICKER SPINDLE AT THE NORTHEAST CORNER OF LOT 14 OF SAID SUBDIVISION SAME BEING THE CENTERLINE OF IOWA ROAD (60.00' R.O.W.) THENCE SOUTH 08° 55' 34" WEST ALONG THE CENTERLINE OF SAID IOWA ROAD A DISTANCE OF 300.00 FEET TO A FOUND COTTON PICKER SPINDLE ON THE SOUTHEAST CORNER OF LOT 14 SAME BEING THE NORTHEAST CORNER OF LOT 13 OF SAID SUBDIVISION FOR THE NORTHEAST CORNER AND THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED

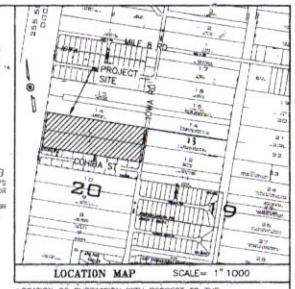
THENCE SOUTH 08° 55' 34" WEST CONTINUING ALONG THE CENTERLINE OF SAID IOWA ROAD AT 300.00 FEET PASS A FOUND COTTON PICKER SPINDLE AND CONTINUING A TOTAL DISTANCE OF 600.00 FEET TO A FOUND COTTON PICKER SPINDLE ON THE SOUTHEAST CORNER OF LOT 12 BLOCK 20 OF SAID SUBDIVISION FOR THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED

THENCE NORTH 81 ° 06 ' 06" WEST ALONG THE NORTH LINE OF COHIBA SUBDIVISION AS RECORDED IN DOCUMENT NUMBER 2565981 HIDALGO COUNTY MAP RECORDS TEXAS SAME BEING THE SOUTH LINE OF LOT 12 OF SAID SUBDIVISION AT 30.00 FEET PASS A 1/2 INCH IRON ROD FOUND WITH CAP STAMPED PENA AND CONTINUING A TOTAL DISTANCE OF 1 764.40 FEET TO A 1/2 INCH IRON ROD FOUND WITH PLASTIC CAP STAMPED "PENA" FOR THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED

THENCE NORTH 08° 55 ' 18" EAST ALONG THE WEST LINE OF LOT 12 AND LOT 13 OF SAID SUBDIVISION AT 300.00 FEET PASS A 1/2 INCH IRON ROD FOUND ON THE NORTH LINE OF LOT 12 SAME BEING THE SOUTH LINE OF LOT 13 AND CONTINUING A TOTAL DISTANCE OF 600.00 FEET TO A 1/2 INCH IRON ROD FOUND ON THE NORTHWEST CORNER OF SAID LOT 13 FOR THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED

THENCE SOUTH 81° 06' 06" EAST ALONG THE NORTH LINE OF LOT 13 BLOCK 20 OF SAID SUBDIVISION AT 1 734.45 FEET A 1/2 INCH IRON ROD FOUND WITH PLASTIC CAP STAMPED "SEA" ON THE WEST RIGHT-OF-WAY LINE OF SAID IOWA ROAD AND CONTINUING A TOTAL DISTANCE OF 1 764.45 FEET TO THE POINT OF BEGINNING AND CONTAINING 24.30-ACRE TRACT OF LAND MORE OR LESS





LOCATION MAP SCALE= 1" 1000

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY
IOWA GROVES SUBDIVISION IS LOCATED IN WEST HIDALGO COUNTY ON THE WEST SIDE OF IOWA ROAD AND APPROXIMATELY 1,360 FEET SOUTH OF MILE 8 NORTH 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

LEGEND

FD 1/2" IRON ROD WITH PLASTIC CAP STAMPED "RAMIREZ"	LOT LINE
SET 1/2" IRON ROD	EXIST LINES
FOUND 1/2" IRON ROD	SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "OSCAR HERNANDEZ RPLS 5005"
CALCULATED POINT	MAP RECORDS OF HIDALGO COUNTY
FOUND 1/2" IRON ROD	OFFICIAL RECORDS OF HIDALGO COUNTY
FOUND 1/2" IRON PIPE	DEED RECORDS OF HIDALGO COUNTY
POINT OF BEGINNING	RIGHT OF WAY
POINT OF COMMENCING	(M) MEASURED DISTANCE
PROPERTY LINE	(R) RECORD DISTANCE
CENTER LINE	

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

I, **FORD SASSER** OWNER OF THE 24.30 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED **IOWA GROVES SUBDIVISION**, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK AND EASEMENTS SHOWN HEREIN

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
(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET OR WILL MEET THE MINIMUM STATE STANDARDS

I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE

F & T, LLC A TEXAS LIMITED LIABILITY COMPANY
FORD SASSER – PRESIDENT
318 EAST DALLAS AVENUE
MCALLEN TEXAS 78501

8-28-26
DATE

Given under my hand and seal of office this 28th day of August 2026

ALEJANDRA ELIZABETH RIVERA
Notary Public, State of Texas
Comm. Expires 08/28/2029
Notary ID 134044611

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 29 DAY OF August 20 26

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

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

WE THE UNDERSIGNED CERTIFY that this plat of the **IOWA GROVES SUBDIVISION** was reviewed and approved by the Hidalgo County Commissioners Court on

Hidalgo County Judge — date

ATTEST Arturo Guajardo Jr 10/14/2026
Hidalgo County Clerk — date

PLAT NOTES AND RESTRICTIONS

1 – FLOOD PLAIN
THE SUBJECT TRACT IS LOCATED WITHIN FLOOD ZONE X (NO 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. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOTS 1–16 (RESIDENTIAL ONLY)

3 – MINIMUM Finish FLOOR NOTE MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 ABOVE CONTERLINE 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 PAD 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	19.00 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 RETAIN A TOTAL OF **51 791 CUBIC FEET (1.19 ACRE–FEET)** OF STORM WATER RUNOFF DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED BY FOLLOWING SEE DRAINAGE REPORT ON SHEET No. 4

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 BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS

B.M. 1 ELEV. 228.84 AT AN IRON ROD FOUND AT THE SOUTHWEST CORNER OF THIS DEVELOPMENT N.A.V.D. 88 DATUM

B.M. 2 ELEV. 223.29 AT AN IRON ROD SET AT THE S.W. COR OF LOT 2 OF THIS SUBDIVISION X= 1664896.73 Y=1047089.18 N.A.V.D. 88 DATUM

8 – 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

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 ON, OVER OR 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 VIOLATORS EXPENSE

13 – THE RESIDENTIAL LOTS (1–16) SHOULD REFLECT SERVICE BY A 3/4 METER

14 – ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 10.00 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
A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE
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 EXCEPTS 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
E APPROVED OSSF PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL 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 – **FORD SASSER** THE OWNER & SUBDIVIDER OF **IOWA GROVES SUBDIVISION** RESERVE 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 AGUA SUD EASEMENTS ARE EXCLUSIVE NO OTHER USE OF THE EASEMENT IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF AGUA SUD

21 – LOTS 1–25 SHALL BE FOR RESIDENTIAL USE ONLY

STATE OF TEXAS
COUNTY OF HIDALGO

I, OSCAR HERNANDEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF THE **IOWA GROVES SUBDIVISION**, WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON **NOVEMBER 07, 2025**

OSCAR HERNANDEZ
R.P.L.S. No. 5005
52 ENGINEERING, PLLC
2020 E GRIFFIN PKWY
MISSION, TEXAS 78574

DATE 8-21-2026

THE STATE OF TEXAS
COUNTY OF HIDALGO
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF **IOWA GROVES SUBDIVISION** WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON

10-8-26

ENVIRONMENTAL HEALTH DIVISION MANAGER — 10-8-26 DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

GILBERTO A GRACIA
62477
REGISTERED

07/23/26

GILBERTO A GRACIA
REGISTERED PROFESSIONAL ENGINEER No 62477
IZAGUIRRE ENGINEERING GROUP LLC
2121 E GRIFFIN PKWY SUITE 2
MISSION TEXAS 78574

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 THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS

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

10/08/26 DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

ON October 14, 2026 AT 11:41 AM

INSTRUMENT NUMBER 3796898
OF THE MAP RECORDS OF HIDALGO COUNTY TEXAS

BY DEPUTY

AQUA SPECIAL UTILITY DISTRICT

I, ROBERTO SALINAS, P.E., HEREBY CERTIFY THAT THE AQUA SPECIAL UTILITY DISTRICT HAS APPROVED THE PORTABLE WATER SUPPLY FOR THE **IOWA GROVES 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 THIS SUBDIVISION WITH PORTABLE WATER TO THE EXTENT REQUIRED BY THE LAWS OF THE STATE OF TEXAS. THE AQUA SPECIAL UTILITY DISTRICT ATTESTS THAT IT WILL PROVIDE WATER TO THIS SUBDIVISION, AT THE TIME WHEN ALL OF THE INFRASTRUCTURE REQUIREMENTS FOR WATER METER MET. WATER METER ARE IMMEDIATELY AVAILABLE FOR THIS PURPOSE, UPON COMPLETION OF THE WATER FACILITIES SHOWN ON THE PLAT OF THE SUBDIVISION

ROBERTO SALINAS, P.E.
ENGINEERING SOLUTIONS
GENERAL MANAGER
AQUA SPECIAL UTILITY DISTRICT
2120 S ABRAM RD
PALMVIEW, TEXAS 78573

8/20/2026 DATE

INDEX OF SHEETS

SHEET 1 – HEADING INDEX LOCATION MAP AND ETJ PRINCIPAL CONTACTS PLAT 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 DESIGNATE THE PRECINCT THE PROJECT IS SITUATED H.C.D.D. CERTIFICATION IRRIGATION DISTRICT CERTIFICATE OF APPROVAL PHARR CITY CERTIFICATION REVISION NOTES

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

SHEET 2.1 – AQUA SUD DETAIL SHEET

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

LINE DATA TABLE		
DATA	BEARING	LENGTH
L–1	N 53°34' 38" E	35.28'
L–2	N 36°25' 26" W	35.28'
L–3	N 53°34' 44" E	35.35'
L–4	S 36°18' 16" E	35.35'

CURVE DATA TABLE					
CURVE	DELTA	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C–1	118°33' 27"	50.00'	101.28'	84.83'	S 83°04' 23" E
C–2	03°56' 33"	50.00'	3.44'	3.44'	S 23°34' 23" E
C–3	04°06' 21"	50.00'	3.58'	3.58'	N 40°53' 04" E
C–4	118°01' 49"	50.00'	103.28'	84.80'	S 77°05' 56" E

PRINCIPAL CONTACTS

Name	Address	City & Zip	Phone Fax
OWNER FORD SASSER	2121 E. GRIFFIN PARKWAY SUITE 2	MISSION TEXAS 78574	(956)240–3246
ENGINEER GILBERTO A. GRACIA	2121 E. GRIFFIN PARKWAY SUITE 2	MISSION TEXAS 78574	(956)584–0554
SURVEYOR OSCAR HERNANDEZ R.P.L.S.	2020 E. GRIFFIN PKWY.	MISSION TEXAS 78574	(9561402–9787

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

DATE OF PREPARATION
07/23/26

SHEET NO 1 OF 3 SHEETS	FILENAME S:\1 Izaguirre Engineering\Subdivision Projects\Iowa Groves	
	DATE PREPARED 07/23/26	CHECKED BY
	DATE REVISED	REVIED BY
		DRAWN BY
		APPROVED BY

NO	SHEET	REVISION	DATE	APPROVED