	PLANNING DEPT. PCT 3 CERTIFICATE OF PLAT & UTILITY STATUS	
	APPLICANT	APPLICATION NO.
1.	KAYLA ACOSTA	3-8707
2.		
3.		
4.		
5.		
6.		
7.		
	COMM. COURT: NOVEMBER 1, 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

Anthony Uresti
Director of Planning

Precinct 1 2 3 4

Application No: 3-8707

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
		X _____ Authorized Signature	X Judy Authorized Signature
	Inspection/Permit No:	Sewer	Sewer
	Date Approved:	/ /	10 / 28 / 26

Name: Kayla Acosta

Address: 2017 Oleander Dr. Mission, TX 78573

Water Supplier: Shanyland

Utility Provider: [ ]M.V.E.C. [✓] AEP

Phone: (956) 575-6330

Account/ESI No.: 100327894-

[✓] Temporary Pole [ ] Permanent Service

regarding the land described as: JK Lot 1,

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 6/17/25);

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 Sandra Cantu);

yes 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 Sandra Cantu);

NO 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 Sandra Cantu);

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

Sandra Cantu 10/28/26

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

ATTEST: _____

Hidalgo County Clerk | **Date**

PLANNING DEPARTMENT

County of Hidalgo

Rev. 12-21-23

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Anthony Uresti
Director of Planning

Precinct 1 2 3 4

Application No: 3-8707

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: Kayla Acosta

Address: 2017 Oleander Dr.
Mission TX 78573

Phone: (956) 575-6330

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

JK Lot 1

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 Kayla A — Requesting Party (Signature)

10/28/26 — Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

__✓__ Deed
_____ Executory Contract
_____ Lease
_____ Rent Receipt
_____ Affidavit
__✓__ Other (describe) Copy of permit

This part to be filled out by receiving county official:

Location of land verified and completed request accepted by Hidalgo County for processing on:

10/28/26 — **Date**

Sandra Cantu — **County Official**



Hidalgo County
Arturo Guajardo Jr.
County Clerk
Edinburg, Texas 78540

Document No: 3412673

Recorded On: January 13, 2023 11:21 AM

Billable Pages: 3

Number of Pages: 4

GIFT DEED

*******Examined and Charged as Follows*******

Total Recording: $ 44.00

*******THIS PAGE IS PART OF THE DOCUMENT*******

Any provision herein which restricts the Sale, Rental, or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document No:	3412673
Receipt No:	20230113000170
Recorded On:	January 13, 2023 11:21 AM
Deputy Clerk:	Imelda Leal
Station:	CH-1-CC-K27

Record and Return To:

Kayla Acosta
2017 Oleander Drive
original returned to customer
Mission TX 78573

COUNTY COURT
COUNTY OF HIDALGO, TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

I hereby certify that this Instrument was FILED in the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Hidalgo County, Texas.

Arturo Guajardo Jr.
County Clerk
Hidalgo County, Texas

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

GIFT DEED

Date: JANUARY 10, 2023

Grantor: Jesus G. Vela and wife, Maria L. Vela

Grantor's Mailing Address (including county): 2017 Oleander Drive
Mission, Hidalgo County, Texas, 78573

Grantee: Kayla Acosta and husband, Javier V. Acosta

Grantee's Mailing Address (including county): 2017 Oleander Drive
Mission, Hidalgo County, Texas, 78573

Consideration: **For the love and affection that I have for our granddaughter and her husband,** and, in consideration of TEN AND NO/100 DOLLARS ($10.00) and other valuable consideration to the undersigned paid by the grantee(s) herein named, the receipt of which is hereby acknowledged, do hereby grant and convey without reservation all of those lands described below – "Property"

Property (including any improvements):

A 1.0 ACRE TRACT OF LAND, MORE OR LESS, OUT OF THAT CERTAIN 9.33 ACRE TRACT OF LAND OUT OF LOT 37, NEW CALEDONIA SUBDIVISION UNIT NO. 1, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 06, PAGES 19, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

GRANTOR DEED: WARRANTY DEED WITH VENDOR'S LIEN - DOCUMENT NO. 2013-2421412, HIDALGO COUNTY OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

SEE EXHIBIT "A" ATTAHCED FOR METES AND BOUNDS DESCRIPTION OF SAID 1.0 ACRE TRACT.

BY THE ACCEPTANCE OF THIS GIFT DEED, GRANTEE IS TAKING THE PROPERTY "AS IS", "WHERE IS" AND "WITHOUT ANY REPRESENTATIONS OR WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED, WRITTEN OR ORAL, IT BEING THE INTENTION OF GRANTOR AND GRANTEE TO EXPRESSLY NEGATE AND EXCLUDE ALL REPRESENTATIONS AND WARRANTIES. ALL OTHER WARRANTIES AND REPRESENTATIONS WHATSOEVER, EXCEPT THE WARRANTY OF TITLE EXPRESSLY SET FORTH HEREIN.

Reservations from and Exceptions to Conveyance and Warranty:

1) SUBJECT TO all mineral reservations, if any, of record;
2) SUBJECT TO oil and gas leases, if any, of record;
3) SUBJECT TO easements and building restrictions and conditions, if nay, of records;
4) SUBJECT TO all easements, rules, regulations and rights in favor of the Hidalgo County I.D. No. 6., if any, of record;
5) SUBJECT TO all visible easements, if any, of record;
6) SUBJECT TO all subdivision rules and regulations of the County of Hidalgo and applicable City jurisdiction(s);
7) SUBJECT TO 2022 AND 2023 taxes and subsequent years, as applicable.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty.

When the context requires, singular nouns and pronouns include the plural.

No Title Examination was prepared in connection with the preparation of this document, nor was any made. The Preparer expresses no opinion as to title to this property.

Jesus G. Vela, Grantor (Grandfather)

Maria L. Vela, Grantor (Grandmother)

(ACKNOWLEDGMENT)

STATE OF TEXAS §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on the **10th.** day of **JANUARY**, **2023**, by **Jesus G. Vela and wife, Maria L. Vela.**

DAVID OMAR SALINAS
Notary Public, State of Texas
Comm. Expires 12-11-2026
Notary ID 678072-6

Notary Public, State of Texas
My Commission Expires on: 12-11-2026

AFTER RECORDING RETURN TO: Kayla Acosta, 2017 Oleander Drive, Mission, Texas, 78573

EXHIBIT "A"

METES AND BOUNDS DESCRIPTION

BEING A 1.0 ACRE TRACT OF LAND, MORE OR LESS, OUT OF THAT CERTAIN 9.33 ACRE TRACT OF LAND OUT OF LOT 37, NEW CALEDONIA SUBDIVISION UNIT NO. 1, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 06, PAGE 19, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND, BEING ALL OF THOSE SAME LANDS DESCRIBED IN A WARRRNTY DEED WITH VENDOR'S LIEN CONVEYANCE FROM ERIC LEE POSADA AND CHELSEY MARIE POSADA UNTO JESUS G. VELA, SR. AND WIFE MARIA L. VELA; SAID 1.0 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 37 LOCATED AT THE INTERSECTION OF SCHUERBACH ROAD AND MILE 2 NORTH ROAD; THENCE, AS FOLLOWS:

SOUTH 80 DEGREES 10 MINUTES EAST. COINCIDENT WITH THE SOUTH LINE OF SAID LOT 37 AND LOCATED COINCIDENT WITH THE NORTH RIGHT-OF-WAY LINE OF SAID MILE 2 NORTH ROAD, A DISTANCE OF 225.25 FEET TO A ½ INCH DIAMETER IRO ROD FOUND ON THE SOUTHWEST CORNER OF SAID 9.33 ACRE TRACT FOR THE SOUTHWEST CORNER AND **POINT OF BEGINNING** OF THIS HEREIN DESCRIBED TRACT;

(1) THENCE, NORTH 08 DEGREES 50 MINUTES EAST, ALONG A LINE PARALLEL TO THE EAST LINE OF SAID LOT 37, A DISTANCE OF 267.04 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(2) THENCE, SOUTH 81 DEGREES 10 MINUTES EAST, A DISTANCE OF 168.99 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(3) THENCE, SOUTH 09 DEGREES 40 MINUTES 52 SECONDS WEST, A DISTANCE OF 253.22 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF SAID MILE 2 NORTH ROAD BEING ON A CURVE TO THE LEFT WHOSE RADIUS IS 1,035.0 FEET FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(4) THENCE, TO THE LEFT WITH SAID CURVE AND COINCIDENT WITH NORTH RIGHT-0F-WAY LINE OF SAID MILE 2 NORTH ROAD, AN ARC LENGTH DISTANCE OF 127.57 FEET (CHORD BEARING NORTH 87 DEGREES 24 MINUTES 07 SECONDS WEST, CHORD DISTANCE 127.49 FEET) TO A ½ INCH DIAMETER IRON ROD FOUND AT THE OF THIS CURVE FOR AN INSIDE SOUTHERN CORNER OF THIS HEREIN DESCRIBED TRACT;

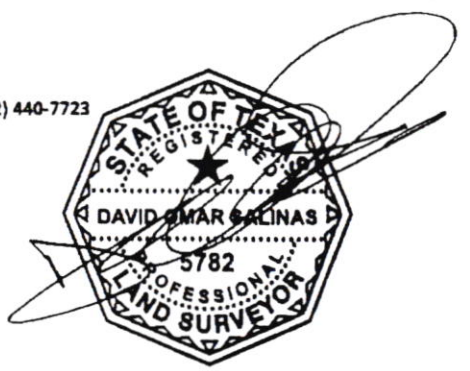
(5) THENCE, NORTH 81 DEGREES 10 MINUTES WEST, COINCIDENT WITH THE SOUTH LINE OF SAID LOT 37 AND WITH THE NORTH RIGHT-0F-WAY LINE OF SAID MILE 2 NORTH ROAD, A DISTANCE OF 38.51 FEET TO THE **POINT OF BEGINNING**, CONTINING 1.0 GROSS ACRES OF LAND, MORE OR LESS.

BASIS OF BEARING: RECORDED PLAT OF NEW CALEDONIA UNIT NO. 1., H.C.T.
N:\SUBDISIONPLATS\JKSUBD\1.0.011023

DAVID OMAR SALINAS, RPLS
SALINAS ENGINEERING & ASSOCIATES
2221 DAFFODIL AVE.
MCALLEN, TEXAS, 78501
(956) 682-9081
dsalinas@salinasengineering.com

DATE: JANUARY 10, 2023
JOB NO.: GIFT OF DEED

TBPLS, 1917 S. INTERSTATE 35, AUSTIN, TEXAS, 78741 (512) 440-7723



PID 351153 | W MILE 2 RD

GENERAL INFO

ACCOUNT

Property ID: 351153
Geographic ID: J5360-00-000-0001-00
Type: R
Zoning:
Agent:
Legal Description: JK LOT 1

Property Use:

LOCATION

Address: W MILE 2 RD

Market Area:
Market Area CD:
Map ID: 3658276
Zoning:

PROTEST

Protest Status:
Informal Date:
Formal Date:

OWNER

Name: ACOSTA KAYLA & JAVIER V

Secondary Name:

Mailing Address: 2017 OLEANDER DR MISSION TX US 78573-6663

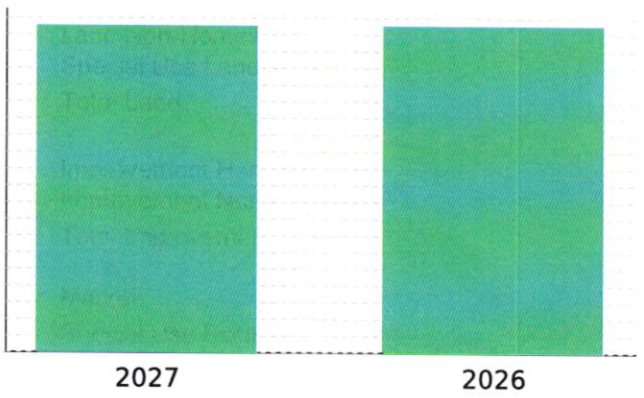
Owner ID: 1253071
% Ownership: 100.000000
Exemptions:

VALUES

CURRENT VALUES

Land Homesite:	$0
Land Non-Homesite:	$97,568
Special Use Land Market:	$0
Total Land:	$97,568
Improvement Homesite:	$0
Improvement Non-Homesite:	$0
Total Improvement:	$0
Market:	$97,568
Special Use Exclusion (-):	$0
Appraised:	$97,568
Value Limitation Adjustment (-):	$0
Net Appraised:	$97,568

VALUE HISTORY



Values for the current year are preliminary and are subject to change.

VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2027	$97,568	$0	$0	$97,568	$0	$97,568
2026	$97,568	$0	$0	$97,568	$0	$97,568

TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value	Est Taxes
DR1	DRAINAGE DISTRICT #1	0.112300	$97,568	$97,568	$109.57
ESD5	ESD #05 - EMS District	0.100000	$97,568	$97,568	$97.57
ESD6	ESD #06 - Fire District	0.100000	$97,568	$97,568	$97.57
GHD	HIDALGO COUNTY	0.569100	$97,568	$97,568	$555.26
JCC	SOUTH TEXAS COLLEGE	0.162000	$97,568	$97,568	$158.06
SLJ	LA JOYA ISD	1.034200	$97,568	$97,568	$1,009.05
SST	SOUTH TEXAS SCHOOL	0.049200	$97,568	$97,568	$48

Total Tax Rate:	2.126800
Estimated Taxes with Current Exemptions:	$2,075.08
Estimated Taxes Without Exemptions:	$2,075.08

DO NOT PAY FROM THIS ESTIMATE. This is only an estimate provided for informational purposes and may not include any special assessments that may also be collected. Please contact the tax office for actual amounts.

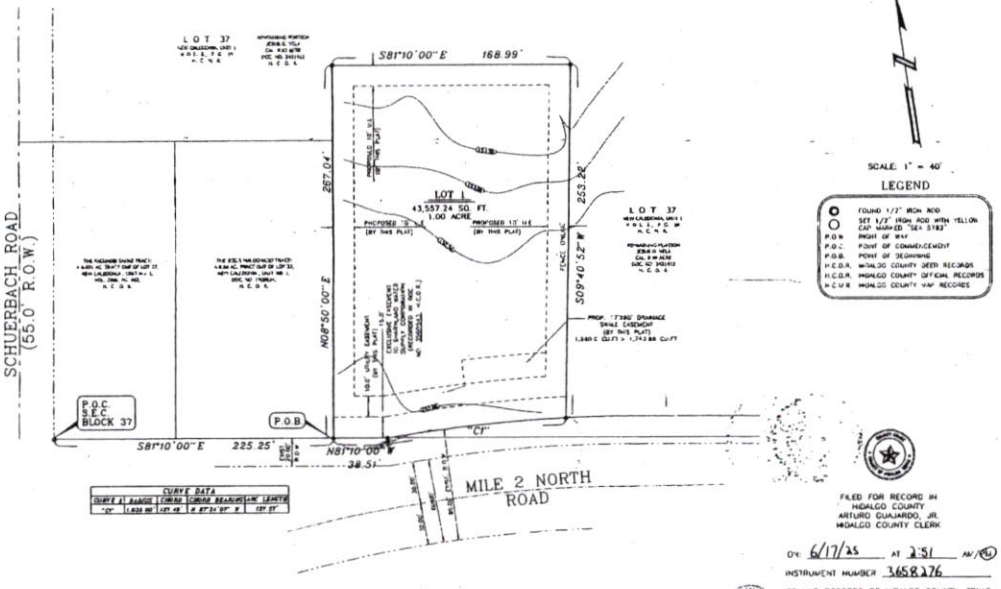
IMPROVEMENT

LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
L	LOT	0.9999	43,557.24	$2.24	$97,568	$0

DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument



SCALE: 1" = 40'

LEGEND

○	FOUND 1/2" IRON ROD
○	SET 1/2" IRON ROD WITH YELLOW CAP MARKED "SEA 5782"
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
H.C.D.R.	HIDALGO COUNTY DEED RECORDS
H.C.P.R.	HIDALGO COUNTY OFFICIAL RECORDS
H.C.M.R.	HIDALGO COUNTY MAP RECORDS

JK SUBDIVISION

HIDALGO COUNTY, TEXAS

BEING A 1.0 ACRE TRACT OF LAND, MORE OR LESS, OUT OF THAT CERTAIN 9.33 ACRE TRACT OF LAND OUT OF LOT 37, NEW CALEDONIA SUBDIVISION UNIT NO. 1, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 06, PAGE 39, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

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

ON: 6/17/25 AT 2:51 AM/PM

INSTRUMENT NUMBER 3658276

OF MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

STATE OF TEXAS
COUNTY OF HIDALGO

I, (WE), JAVIER V. ACOSTA AND KAYLA ACOSTA OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS JK SUBDIVISION TO HIDALGO COUNTY, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY DEDICATED TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, METAR COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

OWNER JAVIER V. ACOSTA
2017 OLEANDER DR.
MISSION, TEXAS 78573

OWNER KAYLA ACOSTA
2017 OLEANDER DR.
MISSION, TEXAS 78573

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAVIER V. ACOSTA AND KAYLA ACOSTA KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 2ND DAY OF JUNE, 2025.

MONICA RIVERA
Notary ID #134733259
My Commission Expires
August 1, 2027

MONICA GUERRA
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES 08/01/27

STATE OF TEXAS
CITY OF MISSION

I, THE UNDERSIGNED, MAYOR OF THE CITY OF MISSION, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY WHEREIN MY APPROVAL IS REQUIRED.

MAYOR

06/28/25
DATE

STATE OF TEXAS
CITY OF MISSION

I, THE UNDERSIGNED CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSION HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

CHAIRMAN,
PLANNING AND ZONING COMMISSION

June 4, 2025
DATE

STATE OF TEXAS
COUNTY OF HIDALGO

I, DAVID OMAR SALINAS, P.E., A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, REGISTRATION NUMBER TX. 71973, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

DAVID OMAR SALINAS, P.E.
REG. PROFESSIONAL ENGINEER #71973

05/01/25
DATE

STATE OF TEXAS
COUNTY OF HIDALGO

I, DAVID O. SALINAS, THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

DAVID O. SALINAS, R.P.L.S.
REG. PROFESSIONAL LAND SURVEYOR #5782

05/01/25
DATE

SHARYLAND APPROVAL:

I, CARLOS LIMA, HEREBY CONDITIONALLY CERTIFY THAT POTABLE WATER SERVICE IS AVAILABLE FOR THE JK SUBDIVISION, SUBDIVISION LOCATED AT MISSION, IN HIDALGO COUNTY, TEXAS, SUBJECT TO THE SUBDIVISION'S POTABLE WATER SYSTEM MEETING THE APPROVAL OF THE DEVELOPER'S DESIGN ENGINEER, ALL APPLICABLE RULES AND REGULATIONS OF SHARYLAND WATER SUPPLY CORPORATION, AND LOCAL, STATE, AND FEDERAL AGENCIES.

DEVELOPER AND ITS DESIGN ENGINEER SHALL BEAR FULL RESPONSIBILITY TO ENSURE THAT THE ABOVE REFERENCED POTABLE WATER SYSTEM IS CONSTRUCTED WITHIN THE DESIGNATED SHARYLAND WATER SUPPLY CORPORATION EXCLUSIVE EASEMENT.

CARLOS LIMA
GENERAL MANAGER
SHARYLAND WATER SUPPLY CORPORATION

05.27.2025
DATE

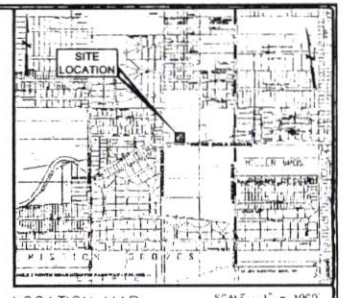
APPROVED BY DRAINAGE DISTRICT:

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 OF THE SUBDIVISION AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

6-12-25
DATE



LOCATION MAP SCALE: 1" = 1000

METES AND BOUNDS DESCRIPTION

BEING A 1.0 ACRE TRACT OF LAND, MORE OR LESS, OUT OF THAT CERTAIN 9.33 ACRE TRACT OF LAND OUT OF LOT 37, NEW CALEDONIA SUBDIVISION UNIT NO. 1, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 06, PAGE 39, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND, BEING ALL OF THOSE SAME LANDS DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN CONVEYANCE, FROM ERIC LEE POSADA AND EMBLEY MARIE POSADA UNTO JESUS G. VELA, SR. AND WIFE MARIA L. VELA; SAID 1.0 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 37 LOCATED AT THE INTERSECTION OF SCHUERBACH ROAD AND MILE 1 2 NORTH ROAD; THENCE, AS FOLLOWS:

- SOUTH 88 DEGREES 50 MINUTES EAST, COINCIDENT WITH THE SOUTH LINE OF SAID LOT 37 AND LOCATED COINCIDENT WITH THE NORTH RIGHT-OF-WAY LINE OF SAID MILE 2 NORTH ROAD, A DISTANCE OF 225.25 FEET TO A ½ INCH DIAMETER IRON ROD FOUND ON THE SOUTHWEST CORNER OF SAID 9.33 ACRE TRACT FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

(1) THENCE, NORTH 08 DEGREES 50 MINUTES EAST, ALONG A LINE PARALLEL TO THE EAST LINE OF SAID LOT 37, A DISTANCE OF 267.04 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(2) THENCE, SOUTH 81 DEGREES 10 MINUTES EAST, A DISTANCE OF 168.99 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(3) THENCE, SOUTH 09 DEGREES 40 MINUTES 52 SECONDS WEST, A DISTANCE OF 253.32 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF SAID MILE 2 NORTH ROAD BEING ON A CURVE TO THE LEFT WHOSE RADIUS IS 1,035.9 FEET FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(4) THENCE, TO THE LEFT WITH SAID CURVE AND COINCIDENT WITH NORTH RIGHT-OF-WAY LINE OF SAID MILE 2 NORTH ROAD, AN ARC LENGTH DISTANCE OF 127.57 FEET (CHORD BEARING NORTH 87 DEGREES 24 MINUTES 07 SECONDS WEST, CHORD DISTANCE 127.48 FEET) TO A ½ INCH DIAMETER IRON ROD FOUND AT THE CURVE FOR AN INSIDE SOUTHERN CORNER OF THIS HEREIN DESCRIBED TRACT;

(5) THENCE, NORTH 81 DEGREES 10 MINUTES WEST, COINCIDENT WITH THE SOUTH LINE OF SAID LOT 37 AND WITH THE NORTH RIGHT-OF-WAY LINE OF SAID MILE 2 NORTH ROAD, A DISTANCE OF 38.51 FEET TO THE POINT OF BEGINNING, CONTAINING 1.0 GROSS ACRES OF LAND, MORE OR LESS.

BASIS OF BEARING: RECORDED PLAT OF NEW CALEDONIA UNIT NO. 1, H.C.T.
M:\SURVEYING\PLATS\JK\JK.DWG, 5.27.2025

GENERAL PLAT NOTES:

1. BUILDING SETBACKS SHALL BE IN ACCORDANCE TO THE ZONING ORDINANCE OF MISSION, TEXAS OR TO THE EASEMENT LINE, WHICHEVER IS GREATER
2. MINIMUM FINISHED FLOOR ELEVATION = 154.0 AS MEASURED AT THE CENTER OF THIS LOT.
3. LANDS CONTAINED WITHIN THIS SUBDIVISION LIE IN ZONE "C", ACCORDING TO FIRM DATED NOV. 16, 1982, COMMUNITY PANEL NO. 480334 0400 C.

   ZONE "C" AREA ARE DEFINED AS "AREA OF MINIMAL FLOODING (NO SHADING)".
4. THIS SUBDIVISION (LOT 1) SHALL BE REQUIRED TO OBTAIN A TOTAL OF 1,743.86 CUBIC FEET OR 0.04 AC FEET OF STORM WATER RUN-OFF.
5. NO POTABLE WATER WELL IS LOCATED WITHIN 150.0 FOOT RADIUS FROM THIS SUBDIVISION.
6. ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR USE WITHOUT IT'S EXPRESS WRITTEN APPROVAL.
7. 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, HOLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM UNITED IRRIGATION DISTRICT.
8. 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 EASEVENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
9. NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM THE IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE
10. BENCHMARK: BENCHMARK ELEVATION= 147.05. BENCHMARK IS TOP OF EXISTING SANITARY SEWER MANHOLE LOCATED WITHIN MILE 2 NORTH ROAD, APPROXIMATELY 25.6' NORTH AND 49.1' WEST FROM THE NORTHWEST CORNER OF THIS SUBDIVISION.
11. NO BUILDING SHALL BE PERMITTED OVER ANY EASEMENT UNLESS IN COMPLIANCE WITH THE CITY OF MISSION'S EASEMENT COVERAGE POLICIES
12. 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.
13. A SINGLE DEPRESSED AREA FOR THE DETENTION OF A MINIMUM OF 1,743.86 CU.FT (LOT 1) SHALL BE CONSTRUCTED AT THE REAR OF THIS LOT AT TIME OF BUILDING PERMIT
14. ALL SHARYLAND WATER SUPPLY CORPORATION EASEMENTS ARE EXCLUSIVE NO OTHER USE OF EASEMENTS IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF SHARYLAND WATER SUPPLY CORPORATION.

PRINCIPAL CONTACTS

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER	JAVIER V. ACOSTA	2017 OLEANDER DR	MISSION, TEXAS 78574	(956) 575-6130	NONE
OWNER	KAYLA ACOSTA	2017 OLEANDER DR	MISSION, TEXAS 78574	(956) 575-6130	NONE
ENGINEER	DAVID O. SALINAS	2221 DAFFODIL AVE	MCALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489
SURVEYOR	DAVID O. SALINAS	2221 DAFFODIL AVE	MCALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489

JK SUBDIVISION

PREPARED BY: SALINAS ENGINEERING & ASSOC.
DATE OF PREPARATION: APRIL 30, 2025.
JOB NUMBER: SP-22-25931

OWNER: KAYLA AND JAVIER ACOSTA
2017 OLEANDER DR.
MISSION, TEXAS 75573

SEA
SALINAS ENGINEERING & ASSOC.
(F-8675) (TBPLS-10085700)
CONSULTING ENGINEERS & SURVEYORS
2221 DAFFODIL – MCALLEN, TEXAS 78501
(956) 682-9081 (956) 686-1489 (FAX)

Chapter 232, Texas Local Government Code

10/28/2025 11:03:01 AM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

Main Office
2808 S Business Hwy 281
Edinburg, Texas 78539
Ph: 956-318-2840
Fax: 956-318-2844

Precinct No. 1 Substation
1900 Joe Stephens Ave. Ste. A
Westaco, Texas 78596
Ph: 956-968-4734
Fax: 956-973-7850

Precinct No. 3 Substation
2401 N. Moorefield Rd.
Mission, Texas 78572
Ph: 956-205-7045
Fax: 956-205-7049

Permit No.: Permit 3-8707
Receipt No.: 0499306
J5360-00-000-0001-00

ACOSTA KAYLA & JAVIER V
2017 OLEANDER DR
MISSION,, TX 78573
(956) 575-6330
(956) 575-6330

[1] Contractor: SELF
[2] Water System: Sharyland WSC
[3] Class of Work: 01 Residential, new, Single Family Dwelling
[4] Size of Structure: 17222Sq.Ft.
[5] Legal Description: JK LOT 1
[6] Location: SCHUERBACH RD AND MILE 2 RD
[7] Sewage: City of Mission
[8] Construction Type: Wood
[9] Est. Cost of Construction: $50000
[10] Flood Zone: Zone C

Community Panel Number: 480334D400C
Precinct: 3
Certification of Elevation Required: No
Setbacks: Front 80', Rear 15', Side 10', Side 10', Corner'
Special Conditions: MUST COMPLY WITH ALL SETBACKS AND REGULATIONS REQUIRED BY THE HCPD
Description: Permit 3-8707
Price: $200.00

Total Amount.....$200.00

Method of Payment: Cash
Check/M.O.#:
Payment: $200.00
Change Due: $0.00
Application: gerardo.perez
Inspector: angel.delacerda
Receipt: gerardo.perez

Cashier

10/28/2025
Date

[NOTICE]

ALL SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE IN COMPLIANCE WITH THE SUBDIVISION PLAT AND/OR DEED RESTRICTIONS. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. NO MORE THAN ONE SINGLE FAMILY RESIDENCE PER LOT. APPLICANT SHALL COMPLY WITH ALL THE PLAT AND OR DEED RESTRICTIONS AND REQUIREMENTS AFFECTING THE LOT. APPLICANT ACKNOWLEDGES THAT NO FURTHER DIVISION OF THE DESCRIBED PROPERTY SHALL BE DONE WITHOUT FIRST PREPARING A SUBDIVISION PLAT IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES, TEXAS LOCAL GOVERNMENT CODE AND/OR TEXAS WATER DEVELOPMENT BOARD MODEL SUBDIVISION RULES. A CLEARANCE WILL NOT BE ISSUED FOR ANY PROPERTY LOCATED IN AN AREA DESIGNATED AS ZONE 'A', 'AE', 'AH' OR 'AO' UNTIL THE OWNER AND/OR CONTRACTOR HAS PROVIDED THE PLANNING DEPARTMENT A DEVELOPMENT PERMIT APPROVED BY THE COUNTY OF HIDALGO FLOOD PLAIN administrator INCLUDING AN ELEVATION CERTIFICATE REFLECTING THE PROPOSED FINISHED FLOOR ELEVATION FOR THE IMPROVEMENTS AND THE BASE FLOOD ELEVATION FOR THE PROPERTY. IN ADDITION, A FINAL CLEARANCE WILL NOT BE ISSUED UNTIL THE OWNER AND/OR CONTRACTOR HAS PROVIDED THE PLANNING DEPARTMENT A FINISHED FLOOR CONSTRUCTION ELEVATION CERTIFICATE CONFIRMING THAT ALL IMPROVEMENTS WERE CONSTRUCTED IN ACCORDANCE WITH THE TERMS OF THE INITIAL APPLICATION AND FLOOD PLAIN ADMINISTRATION DEVELOPMENT PERMIT. A SEPARATE PERMIT IS ALSO REQUIRED FOR INSTALLATION OF SEPTIC TANKS AND THE VERIFICATION THAT SEPTIC TANKS WERE INSTALLED IN COMPLIANCE WITH ALL LEGAL REQUIREMENTS. THIS APPLICATION IS SUBJECT TO CANCELLATION IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF ONE YEAR AT ANY TIME AFTER WORK IS COMMENCED. APPLICANT/OWNER STATES THAT NO STRUCTURE EXISTS ON THIS TRACT OF LAND. IF FOUND IN VIOLATION APPROVED APPLICATION MAY BE REVOKED. APPROVED APPLICATION FEE SHALL BE DOUBLED FOR CONSTRUCTION COMMENCING AND/OR STRUCTURES MOVED IN PRIOR TO OBTAINING AN APPROVED APPLICATION. THE FORGOING IS A TRUE AND CORRECT DESCRIPTION OF THE IMPROVEMENTS CONTEMPLATED BY THE UNDERSIGNED APPLICANT, AND THE APPLICANT STATES THAT THE APPLICANT WILL HAVE FULL AUTHORITY OVER THE CONSTRUCTION OF SAME AND CONTRACTOR AND APPLICANT HEREBY AGREE TO COMPLY WITH ALL COUNTY REQUIREMENTS AND APPLICABLE PLAT AND/OR DEED RESTRICTIONS. APPLICANT AND CONTRACTOR HEREBY CERTIFY THAT EACH HAS READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND REGULATIONS GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION. BY SIGNING THIS APPLICATION, APPLICANT AND CONTRACTOR AUTHORIZE REPRESENTATIVES OF THE COUNTY OF HIDALGO TO COME ON TO THE CONSTRUCTION SITE TO MONITOR CONTRACTOR'S AND APPLICANT'S COMPLIANCE WITH THE TERMS OF THE PERMIT AND THE COUNTY'S SUBDIVISION REGULATIONS. PLEASE CONTACT PLANNING DEPARTMENT 48 HOURS PRIOR TO POURING OF FOUNDATION FOR INSPECTION OF BUILDING SETBACKS FROM PROPERTY LINES AND FINISH FLOOR ELEVATION. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. BUILDING SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE MET PRIOR TO POURING FOUNDATION OR WHEN MOVING IN A STRUCTURE.

Signature of Owner or Applicant

10/28/26
Date