PLANNING DEPARTMENT

County of Hidalgo

Rev. 12-21-23

OSSFs

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: 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:

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

Name: Rene Ponce

Address: 10526 N. Dillon Road
Donna, TX. 78537

Phone: 376-1598

Water Supplier: NMWSC.

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

Account/ESI No.: N/A
[ ] Temporary Pole [ ] Permanent Service

regarding the land described as: Autob Subdivision #2 Lots 1-7,

on November 6th, 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 9/11/2026);

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 Ofelia 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 Ofelia Serna);

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

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

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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: Rene Peña

Address: 10526 N. Dillon Rd.
Donna, TX 78537

Phone: 956-376-1598

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

Artsob Subdivision #2 lots 1-7

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: 5-5-2024

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

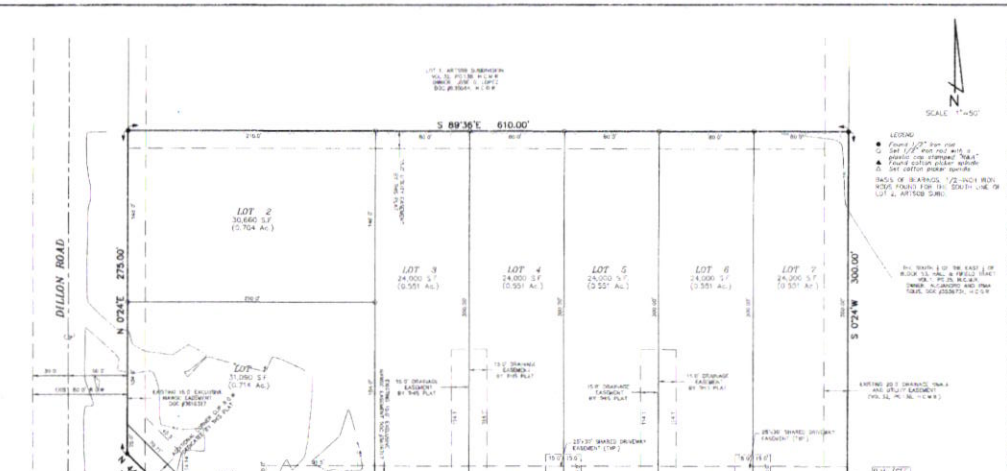
- ✓ Deed
- _____ Executory Contract
- _____ Lease
- _____ Rent Receipt
- ✓ Affidavit
- ✓ Other (describe) Copy of Subd. Plat

This part to be filled out by receiving county official:

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

9/28/22
Date

County Official





ARTSOB SUBDIVISION #2

LOCATION MAP
(SCALE: 1" = 1,000')

SUBDIVISION LOCATION DESCRIPTION

ARTSOB SUBDIVISION #2 IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO.1 ON THE NORTHEAST CORNER OF THE INTERSECTION OF WISCONSIN ROAD AND DILLON ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF DONNA. THIS SUBDIVISION LIES APPROXIMATELY 1 AND A 1/2 OF A MILE WEST OF THE CITY LIMITS OF DONNA AND LIES WITHIN THE CITY'S 3 MILE EXTRA TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE §42.021. THIS DEVELOPMENT WILL BE WITHIN THE CITY OF DONNA E.T.J. THIS SUBDIVISION HAS BEEN RELEASED FROM THE CITY OF DONNA ETJ BY ORDINANCE NO. 2025-21.

APPROVED BY THE 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 CODES 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 AND HIS ENGINEER TO MAKE THOSE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

PAUL SESIN, CFM
GENERAL MANAGER

09.19.26
DATE

STATE OF TEXAS
HIDALGO COUNTY

I, THE UNDERSIGNED, REYNALDO ROBLES, JR., A HIGHLY-QUALIFIED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS HEREBY CERTIFY THAT THIS PLAT IS TRUE AND WAS CORRECTLY MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

2-12-26
DATE

REYNALDO ROBLES, JR
R.P.L.S.#5087
PO BOX 476
WESLACO, TX 78599

STATE OF TEXAS
REYNALDO ROBLES, JR.
5087
REGISTERED
PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
HIDALGO COUNTY

I, THE UNDERSIGNED, REYNALDO ROBLES, JR., A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

2-12-26
DATE

REYNALDO ROBLES, JR.
LICENSED PROFESSIONAL ENGINEER #102357
PO BOX 476
WESLACO, TX. 78599

STATE OF TEXAS
REYNALDO ROBLES, JR.
102357
LICENSED
PROFESSIONAL ENGINEER

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

ON 9-29-26 AT 11:46 AM
INSTRUMENT NUMBER 3792466
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY Imelda Cantu DEPUTY

ARTSOB SUBDIVISION #2

SEAL A RESUBDIVISION OF LOT 2, ARTSOB SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 32, PAGE 136 OF THE HIDALGO COUNTY MAP RECORDS

GENERAL SUBDIVISION PLAT NOTES

1. FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "C", AREAS OF MINIMAL FLOODING.

COMMUNITY-PANEL NO. 480334 0425 C, MAP REVISED TO REFLECT LOMR DATED MAY 30, 2002
THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE TWO PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100 YEAR FLOOD PLAIN, COMMUNITY PANEL NO.480334 0425 C REVISED: NOVEMBER 16, 1982

2. MINIMUM BUILDING SETBACKS:
FRONT: WISCONSIN ROAD: 40.00 FEET, DILLON ROAD: 50.00 FEET, OR EASEMENT, WHICHEVER IS GREATER
REAR: 10.00 FEET OR EASEMENT, WHICHEVER IS GREATER
SIDE: 6.00 FEET OR EASEMENT, WHICHEVER IS GREATER
SIDE CORNER: 30 FEET OR EASEMENT, WHICHEVER IS GREATER

3. 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.

4. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 1'-0" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.

5. BENCHMARK: ELEV. 70.47 (NAVD 1988), 1/2-INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THIS SUBDIVISION.

6. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO RETAIN A TOTAL OF 13,184 CUBIC FEET (0.302 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: DRAINAGE FOR THIS DEVELOPMENT WILL BE DETAINED WITH ON-SITE RETENTION AREAS, SEE SHEET 2.

7. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF 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.

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 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.

10. THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.

11. THE PURCHASER OF LOTS 1 AND 2 SHALL BE RESPONSIBLE FOR INSTALLING A DRIVEWAY CULVERT OF REINFORCED CONCRETE PIPE OF NO LESS THAN 18 INCHES IN DIAMETER OR 24 INCH IN LENGTH.

12. ALL LOTS SHALL HAVE A POSITIVE 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. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX B, COUNTY CONSTRUCTION SPECIFICATIONS S1.4.

13. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF LOTS DETERMINED AT THE DEVELOPMENT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.

14. NOTE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

15. NO INDIVIDUAL LOT ACCESS WILL BE ALLOWED FOR LOTS 4 THROUGH 7. A 24 FOOT DRIVEWAY ENTRANCE SHALL BE CONSTRUCTED BY DEVELOPER BETWEEN LOTS 4 AND 5, AND 5 AND 6 TO PROVIDE INGRESS AND EGRESS TO LOTS 4 THROUGH 7 FROM WISCONSIN ROAD.

16. AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR SCHOOLS, COMMERCIAL AND INDUSTRIAL USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND OSSF PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.

17. 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 THIS SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTION DRAIN FIELD SYSTEM.
E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.
F. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.
G. A SPECIAL DESIGN IS REQUIRED FOR ALL OSSF SYSTEMS LOCATED WITHIN A DESIGNATED FLOOD ZONE.

18. ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO DONNA IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.

19. NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION EASEMENT OR RIGHT-OF-WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM DONNA IRRIGATION DISTRICT.

20. NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY, OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED ON EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY THE IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT LANDOWNER'S EXPENSE.

21. 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.

RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, owners of the property shown on this plat, their successors, assigns, and transferees (hereinafter called "Grantor" whether one or more persons are named), in consideration of one dollar ($1.00) and other good and valuable consideration paid by North Alamo Water Supply Corporation, (hereinafter called "Grantee"), the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, transfer and convey to said Grantee, its successors, and assigns an Exclusive Perpetual Easement with the right to erect, construct, install and thereafter use, operate, inspect, repair, maintain, replace and remove water distribution lines and appurtenances over and across lands shown on this plat, together with the right of ingress and egress over Grantor's adjacent lands for the purpose for which the above mentioned rights are granted. The easement hereby granted shall not exceed (15) in width, and Grantee is hereby authorized to designate the course of the easement herein conveyed except that when the pipeline(s) is installed, the easement herein granted shall be limited to a strip of land (15) in width, the center line thereof being the pipeline installed.

In the event the easement hereby granted abuts on a public road and the City, County or State thereafter widens or relocates the public road so as to require the relocation of the water line as installed, Grantor further grants to Grantee an additional easement over and across the land shown on this plat, for the purpose of laterally relocate said water line as may be necessary to clear the road improvements, which easement hereby granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline as relocated.

The consideration recited herein shall constitute payment in full for all damages sustained by Grantor by reason of the installation, maintenances, repair, replacement and relocation of the structures referred to herein. This agreement together with other provisions of this grant shall constitute an easement for the benefit of the Grantee, its successors, and assigns. The Grantor covenants that it is the owner of the above-described lands and that said lands are free and clear of all encumbrances and liens except the following:

The easement conveyed herein are obtained or improved through Federal financial assistance. This easement is subject to the provisions of Title VI of the Civil Rights Act of 1964 and the regulations issued pursuant thereto for as long as the easement continues to be used for the same or similar purpose for which financial assistance was extended or for so long as the Grantee owns it, whichever is longer.

IN WITNESS WHEREOF, the said Grantor has executed this instrument this the 26 day of April, 20 26.

Juan Rene Pena
Print Name
Developer / President / Owner

ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF HIDALGO §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Juan Rene Pena, known to me to be the person(s) whose name(s) is (are) subscribed to the foregoing instrument, and acknowledges to me that he (she) (they) executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 26 day of April, 2026.

NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES 1-10-2028

LORENA MARTINEZ
Notary Public, State of Texas
Comm. Expires 01-10-2028
Notary ID 130340908

METES AND BOUNDS DESCRIPTION

Being 4.2 acres of land situated in Hidalgo County, Texas and being all of Lot 2 of Artsob Subdivision as per map recorded in Volume 32, Page 136 of the Hidalgo County Map Records and said 4.2 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found on the north right-of-way line of Wisconsin Road for the southeast corner of said Lot 2 and the southeast corner of said tract herein described and POINT OF BEGINNING;

THENCE, NORTH 89°36' WEST, 585.00 feet with the south line of said Lot 2 and the north right-of-way line of said Wisconsin Road to a 1/2-inch iron rod found for the most southerly southwest corner of said Lot 2 and the most southerly southwest corner of said tract herein described;

THENCE, NORTH 44°36' WEST, 35.36 feet with the southwesterly line of said Lot 2 and a corner clip of said Wisconsin Road, to a 1/2-inch iron rod found for the most westerly southwest corner of said Lot 2 and the most westerly southwest corner of said tract herein described;

THENCE, NORTH 0°24' EAST, 275.00 feet with the west line of said Lot 2 and the east right-of-way line of Dillon Road to a 1/2-inch iron rod found for the northwest corner of said Lot 2, and the northwest corner of said tract herein described;

THENCE, SOUTH 89°36' EAST, 610.00 feet with the north line of said Lot 2 and the south line of Lot 1 to a 1/2-inch iron rod found for the northeast corner of said Lot 2, the southeast corner of said Lot 1 and the northwest corner of said tract herein described;

THENCE, SOUTH 0°24' WEST, 300.00 feet with the east line of said Lot 2 and the west line of a tract of land described in Document #3538731 of the Hidalgo County Official Records to the POINT OF BEGINNING and containing 4.2 acres of land, more or less.

STATE OF TEXAS
HIDALGO COUNTY

OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION

I (WE), JUAN RENE PENA AND ANITA PEÑA, THE UNDERSIGNED, OWNER(S) OF THE 4.2 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED ARTSOB SUBDIVISION #2, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE THE PUBLIC USES, THE STREETS, PARKS AND EASEMENTS SHOWN HEREIN.

WE CERTIFY THAT WE HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.032 AND THAT:
(A) THE WATER QUALITY AND CONNECTION TO THE LOTS MEETS OR WILL MEET THE MINIMUM STATE STANDARDS;
(B) SEWER CONNECTION TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET THE MINIMUM REQUIREMENTS OF THE STATE STANDARDS;
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET OR WILL MEET MINIMUM STATE STANDARDS; AND
(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET OR WILL MEET THE MINIMUM STATE STANDARDS.

I (WE) ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

OWNER: JUAN RENE PENA
ADDRESS: 10526 N DILLON ROAD
DONNA, TEXAS 78537

4-26-2026
DATE

OWNER: ANITA PEÑA
ADDRESS: 10526 N DILLON ROAD
DONNA, TEXAS 78537

4/26/26
DATE

STATE OF TEXAS
HIDALGO COUNTY

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED JUAN RENE PENA AND PROVED TO ME THROUGH THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSONS WHOSE NAME(S) SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST SWORN, DECLARED THAT THEIR STATEMENTS THEREIN ARE TRUE, CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 26 DAY OF April, 2026.

NOTARY PUBLIC, FOR THE STATE OF TEXAS

LORENA MARTINEZ
Notary Public, State of Texas
Comm. Expires 01-10-2028
Notary ID 130340908

STATE OF TEXAS
HIDALGO COUNTY

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED ANITA PEÑA AND PROVED TO ME THROUGH THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME DULY SWORN, DECLARED THAT THEIR STATEMENTS THEREIN ARE TRUE, CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 26 DAY OF April, 2026.

NOTARY PUBLIC, FOR THE STATE OF TEXAS

LORENA MARTINEZ
Notary Public, State of Texas
Comm. Expires 01-10-2028
Notary ID 130340908

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF ARTSOB SUBDIVISION #2 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON 9-28-26.

Richard F Cortez 9/28/2026
HIDALGO COUNTY JUDGE DATE

ATTEST: Antonia Longoria 9/29/2026
HIDALGO COUNTY CLERK DATE

APPROVED BY
COMMISSIONERS COURT
ON 9/28/26 BAS

STATE OF TEXAS
COUNTY OF HIDALGO

THIS PLAT IS HEREBY APPROVED BY THE DONNA IRRIGATION DISTRICT ON THIS THE 13 DAY OF April, 2026.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES AND BUILDINGS) SHALL BY PLACED UPON DONNA IRRIGATION DISTRICT RIGHT-OF-WAYS OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE WHETHER KNOWN OR NOT.

ATTEST: SECRETARY

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF ARTSOB SUBDIVISION #2 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON 9-10-26.

HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION MANAGER

9-10-26
DATE

NAME	ADDRESS	PHONE
OWNER: JUAN RENE PENA	10526 N DILLON RD, DONNA, TX 78537	(956) 360 - 74 17
SURVEYOR: REYNALDO ROBLES	PO BOX 476, WESLACO, TX 78599	(956) 968-2422
ENGINEER: REYNALDO ROBLES, JR	PO BOX 476, WESLACO, TX 78599	(956) 968-2422

REVISION NOTES

NO.	SHEET	REVISION	DATE	APPROVED

ROBLES ENGINEERING, LLC
FIRM NO. P-12391
PO BOX 476
101 W. WASHINGTON ST.
WESLACO, TEXAS 78599
PHONE (956) 968-2422
FAX (956) 968-2077

RA ROBLES & ASSOCIATES, PLLC
PROFESSIONAL LAND SURVEYORS
P.O. BOX 476
101 W. WASHINGTON ST.
WESLACO, TEXAS 78599
PHONE (956) 968-2422
FAX (956) 968-2077
TBPLS FIRM NO. 10094700

JOB No. 144-24
DATE: 6-20-24
DRAWN BY: JR

INDEX TO SHEETS OF ARTSOB SUBDIVISION #2

SHEET	DESCRIPTION
1	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, OWNER'S 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. CERTIFICATE OF APPROVAL, H.C.H.D. CERTIFICATION, REVISION NOTES.
2	WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION), TYPICAL WATER SERVICE CONNECTION, SUBDIVISION CERTIFICATE AND STATEMENT, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL COMPLY THIS DEVELOPMENT, MAP OF TOPOGRAPHY AND DRAINAGE AND ENGINEER'S CERTIFICATION, REVISION NOTES, CONSTRUCTION SEQUENCE.