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: Serenity Oaks Dev. Llc.

Address: 4119 Crosspoint Blvd. Edinburg, Tx. 78539

Phone: 207-0987

Water Supplier: WAWS.

Utility Provider: [ ]M.V.E.C. [✓] AEP

Account/ESI No.: N/A

[ ] Temporary Pole [ ] Permanent Service

regarding the land described as: Serenity Oaks. lots 1-24,

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 Jun 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 Jun Serna);

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

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

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Anthony Uresti
Director of Planning

Application No: _____

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: Serenity Oaks Development, LLC
Julio Carranza, Managing Member

Address: 4119 Crosspoint Blvd
Edinburg, Texas 78539

Phone: 956-207-0987

IDENTIFICATION OF LAND (e.g., lot and block number of recorded subdivision, designation on plat, address, description in deed, etc.): A 16.249–ACRE TRACT OF LAND (AS PER DOCUMENT NO. 855080, FILED FOR RECORD ON MARCH 16, 2000, HIDALGO COUNTY, TEXAS, COUNTY CLERK OFFICE) BEING OUT OF THE NORTHERN PORTION OF A 31.23–ACRE TRACT CONSISTING OF THE NORTH 20 ACRES OF LOT 13 AND 11.23 ACRES LYING NORTH AND EAST OF AN APPARENT EXISTING HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 CANAL RIGHT–OF–WAY (DOCUMENT NO. 722919, MAP RECORDS, HIDALGO COUNTY, TEXAS), BEING THAT NORTHERN PORTION OUT OF LOT 14, BOTH SAID LOTS OUT OF BLOCK 51, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION OF PORCION 72, LOS TORRITOS SANTA ANA & EL GATO GRANTS, IN HIDALGO COUNTY, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24 – 26, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS,

Serenity Oaks

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

_____
Requesting Party (Signature) Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- X Deed
- _____ Executory Contract
- _____ Lease
- _____ Rent Receipt
- _____ Affidavit
- _____ Other (describe) _____

This part to be filled out by receiving county official:

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

_____ _____
Date **County Official**