



OFFICE OF THE COUNTY JUDGE
County of Hidalgo

RICHARD F. CORTEZ
County Judge

CERTIFICATES OF PLAT APPROVALS – CONSENT AGENDA

"In remembrance of those before us."

COMMISSIONERS COURT AGENDA FOR July 21, 2020

Approval of the following Certificates:

- Certificates of Plat & Utility Status under Local Government Code Section 232.028 (b)
- Certificates of Residence Construction under Local Government Code Section 232.029 (c)
- Certificates of Water Service Availability under Local Government Code Section (c) (2)

CERTIFICATES OF PLAT & UTILITY STATUS	<u>3</u>
CERTIFICATES OF RESIDENCE CONSTRUCTION	<u>0</u>
CERTIFICATES OF WATER SERVICE AVAILABILITY	<u>1</u>
TOTAL CERTIFICATES	4

AI-76449

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS

APPLICANT		APPLICATION NO.
1.	Eric Villanueva	4-3336
2.	VJD Ventures, LP RANCHETTES ON MONTE CRISTO SUBDIVISION, LOTS 1-10	BLANKET COVER
3.	Melissa Garcia RE-PLAT OF LOT 2 FIDENCIO GARCIA ESTATES SUBDIVISION, LOTS 2A & 2B	BLANKET COVER
4.		
5.		
6.		
COMM. COURT: JULY 21, 2020		

PLANNING DEPARTMENT

County of Hidalgo



Main Office
1304 South 25th Street
Edinburg, Texas 78542
956-318-2840
956-318-2844

Precinct No. 1 Substation
1902 Joe Stephens Ave.
Weslaco, TX 78596
956-968-4734
956-973-7850

Precinct No.3 Substation
2401 N. Moorefield Rd.
Mission, TX 78572
956-205-7045
956-205-7049

Precinct 1 2 3 **4**

T.J. Arredondo, CFM
Director of Planning

Application No: 43336

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:

Name: Eric Villanueva

Address: 6703 N. Doolittle
Rd Edinburg
TX 78542

Phone: 956 239 8654

Approved by Environmental Health:	Temporary Service	Final Service
	<u>MRaming</u> Authorized Signature	<u>MRaming</u> Authorized Signature
Inspection/Permit No:	<u>Lightening</u>	<u>existing septic</u>
Date Approved:	<u>07/09/20</u>	<u>07/15/20</u>

Water Supplier: ~~N/A~~ NAWS

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

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

regarding the land described as:

Evergreen Valley Estates Phase III lot 26

on July 21, 2020, 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; (Date approved 3/16/07);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);
- 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 MRaming);
- 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 MRaming);
- 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 MRaming);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

[Signature]
Planning Department Authorized Signature

Ricardo F. Carter
Hidalgo County Judge
7/21/20
Date

ATTEST: [Signature]
Hidalgo County Clerk
7/21/20
Date

APPROVED BY
COMMISSIONERS' COURT
ON: 7/21/20 [Signature]



PLANNING DEPARTMENT

Rev. 05-18-20

County of Hidalgo

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Mission, TX 78572
956-205-7045
956-205-7049

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-3334

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: Eric Villanueva
Address: 6703 N. Doolittle Rd
Edinburg TX 78542
Phone: 956 239 8654

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

Phase III Lot 26 Evergreen Valley Estates

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

[Signature]
Requesting Party (Signature)

7/15/20
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) copy of pmt.

.....
This part to be filled out by receiving county official:

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

7/15/20
Date

[Signature]
County Official



Chapter 232, Texas Local Government Code

6/23/2020 2:14:09 PM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

Main Office 1304 South 25th Street Edinburg, Texas 78542
Ph: 956-318-2840 Fax: 956-318-2844
Precinct No. 1 Substation 1902 Joe Stephens Ave. Weslaco, 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 4-3336
Receipt No.: 012869
E8250-03-000-0026-00

VILLANUEVA ERIC
6703 N DOOLITTLE RD
EDINBURG, TX 78542
(956) 239-8654
(956) 393-8045

- [1] Contractor: self
[2] Water System: North Alamo WSC
[3] Class of Work: 25 Residential, new, Single Family Dwelling
[4] Size of Structure: 3710Sq.Ft.
[5] Legal Description: EVERGREEN VALLEY ESTATES PH 3 LOT
26
[6] Location: valverde and skinner
[7] Sewage: N/A
[8] Construction Type: Block
[9] Est. Cost of Construction: \$95000
[10] Flood Zone: Zone X

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 50', Rear 35', Side 6', Side 6', Corner '
Special Conditions: must comply with all setbacks and regulations required by the hcpd
Description: Permit 4-3336
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$40
Change Due: \$10.00
Application: danny.sanchez
Inspector: danny.sanchez
Receipt: danny.sanchez

Cashier [Signature]

Date 6-23-20

[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 [Signature]

Date 6/23/20

XO/ct
16-002

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.

WARRANTY DEED

Date: January 21, 2016

Grantors: VICTOR JAVIER QUINTERO and wife, ESMERALDA QUINTERO

Grantors' Mailing Address: 9818 Hawkwood
San Antonio, Texas 78250
Bexar County

Grantee: ERIC VILLANUEVA

Grantee's Mailing Address: 6703 North Doolittle Road
Edinburg, Texas 78542
Hidalgo County

Consideration: Ten Dollars (\$10.00) and other good and valuable consideration.

Property (including any improvements):

All of Lot 26, EVERGREEN VALLEY ESTATES PHASE III, Hidalgo County, Texas, according to the map recorded in Volume 52, Pages 135-138, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from Conveyance and Exceptions to Conveyance and Warranty:

1. Dated March 8, 2007, filed March 8, 2007 under Document Number 2007-1731025, Official Records and Volume 52, Pages 135-138, Map Records of Hidalgo County, Texas, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.
2. Statutory easements, rules, regulations and rights in favor of Delta Lake Irrigation District.
3. Minimum floor elevations; setback lines, easements and restrictions as shown on the map of Evergreen Valley Estates Phase III, recorded in Volume 52, Pages 135-144, Map Records of Hidalgo County, Texas.
4. Easements for canals, laterals and drainage ditches as shown by instrument dated February 1, 1928, recorded in Volume 275, Page 507, Deed Records of Hidalgo County, Texas.
5. Easement in favor of Willacy County Water Control and Improvement District No. 1 as shown by instrument dated April 14, 1938, recorded in Volume 449, Page 318, Deed Records of Hidalgo County, Texas.
6. Agreement by and between Willacy County Water Control and Improvement District No. 1 and W.A. Harding, et al as shown by instrument dated June 30, 1946, recorded in Volume 616, Page 1, Deed Records of Hidalgo County, Texas.
7. Water Rights Transfer Agreement in favor of Rio Farms, Inc. as shown by instrument dated May 30, 1962, recorded in Volume 1064, Page 435, Deed Records of Hidalgo County, Texas.
8. Right of way easement in favor of Willacy County Water District No. 1 as shown by instrument dated June 7, 1938, recorded in Volume 443, Page 438, Deed Records of Hidalgo County, Texas.
9. Right of way in favor of Willacy County Water District No. 1 as shown by instrument dated June 7, 1938, recorded in Volume 443, Page 440, Deed Records of Hidalgo County, Texas.
10. Right of way easement in favor of Willacy County Water District No. 1 as shown by instrument dated June 8, 1939, recorded in Volume 455, Page 585, Deed Records of Hidalgo County, Texas.
11. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, in favor of McCollom Oil Company, a Corporation, dated March 9, 1943, recorded in Volume 49, Page 87, Oil and Gas Records of Hidalgo County, Texas.

{Certificate of Acknowledgment}

STATE OF TEXAS

*

COUNTY OF BEXAR

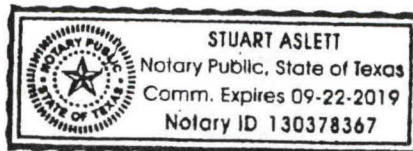
*

Before me, a notary public in and for the state of Texas, on this day personally appeared VICTOR JAVIER QUINTERO and wife, ESMERALDA QUINTERO, who proved to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 25th day of January, 2016.

Stuart Aslett

Notary Public, State of Texas



PREPARED IN THE LAW OFFICE OF:
PRESTIA & ORNELAS
P. O. Box 876
Edinburg, Texas 78540-0876
(956) 383-6251



PLANNING DEPARTMENT

Rev. 05-18-20

County of Hidalgo

Main Office
1304 South 25th Street
Edinburg, Texas 78542
956-318-2840
956-318-2844

Precinct No. 1 Substation
1902 Joe Stephens Ave.
Weslaco, TX 78596
956-968-4734
956-973-7850

Precinct No.3 Substation
2401 N. Moorefield Rd.
Mission, TX 78572
956-205-7045
956-205-7049

DSSP'S SCROWED.

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: NA

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:

Name: W.D. Ventures LP

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

Address: 521 W. State Highway 107
Edinburg, TX 78539

Water Supplier: WAWSC

Utility Provider: M.V.E.C. MAEP

Phone: 361-1507

Account/ESI No.: NA
 Temporary Pole Permanent Service

regarding the land described as:

Plat notes on Monte Cristo lots 1-10

on July 21, 2020, 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;
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;
- 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;
- 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;
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(Date approved 7/23/20)

(verified by Jon Segin);

(verified by [Signature]);

(verified by [Signature]);

(verified by Jon Segin);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date

[Signature]
[Signature]

7/21/20
7/21/20

APPROVED BY
COMMISSIONERS' COURT
ON: 7/21/20 208



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

Main Office
1304 South 25th Street
Edinburg, Texas 78542
956-318-2840
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Precinct No.1 Substation
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956-205-7045
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DSSA'S ESCROWED.

Precinct 1 2 3 4

T.J. Arredondo, CFM
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: VJD VENTURES, LP

Address: 521 W. STATE HIGHWAY 107

EDINBURG, TX 78539

Phone: 956-386-1507

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

SEE ATTACHED WARRANTY DEED

Ranchettes on Monte Cristo lots 1-10

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

VJD Ventures, LP

Requesting Party (Signature)

5-6-20

Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease

Rent Receipt

Affidavit

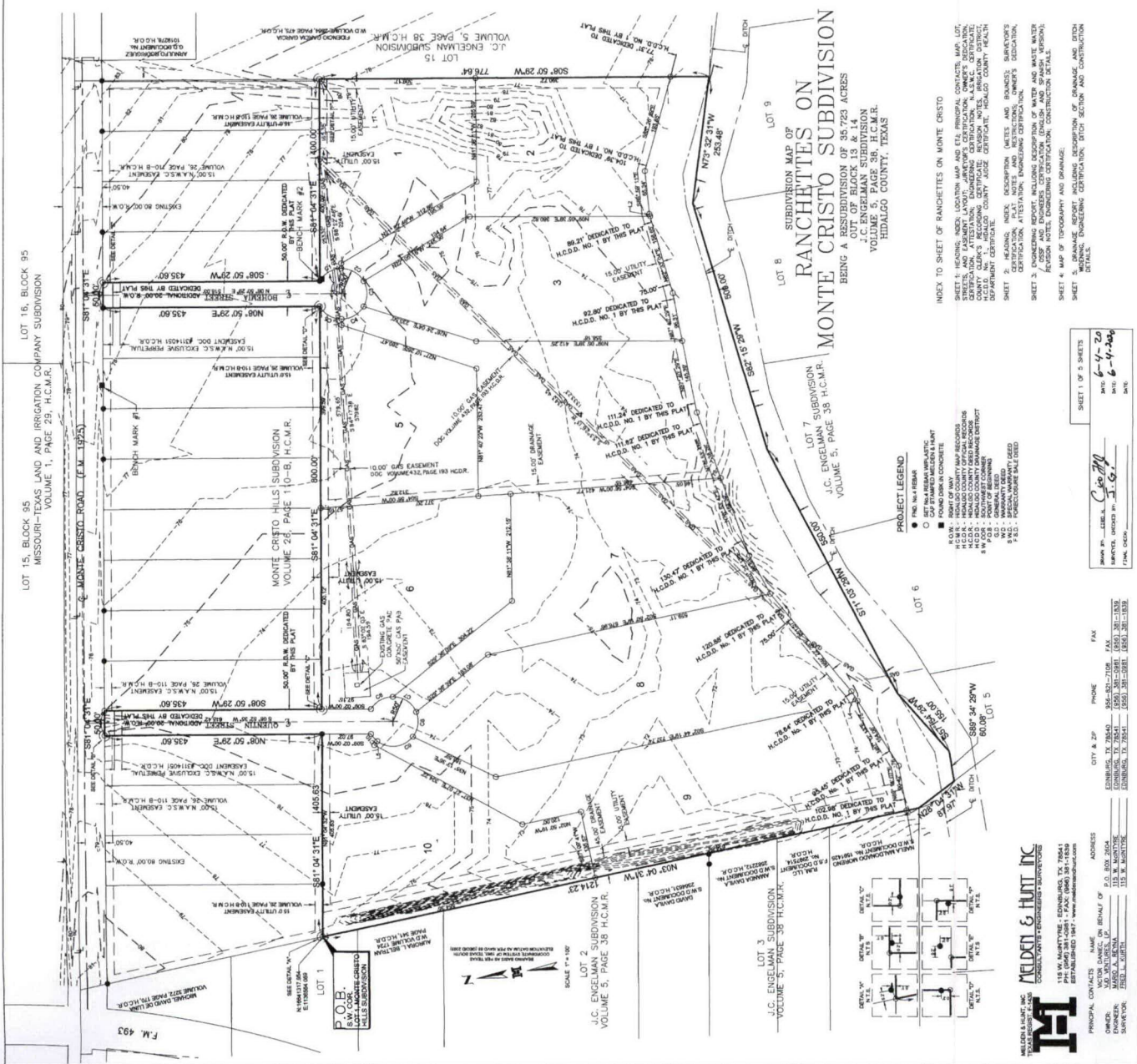
Other (describe) copy subd. plat

.....
This part to be filled out by receiving county official:

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

10/24/20
Date

John Sevin
County Official



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

THE UNDERSIGNED, **J.C. ENGELMAN**, REGISTERED PROFESSIONAL ENGINEER, HAS BEEN ORDERED BY THE BOARD OF ENGINEERING EXAMINERS TO PREPARE THIS PLAN FOR THE SUBDIVISION OF THE LAND DESCRIBED HEREIN INTO THE LOTS AND BLOCKS SHOWN THEREON. THE UNDERSIGNED HEREBY CERTIFIES THAT HE HAS PERSONALLY EXAMINED THE LAND AND THE RECORDS OF THE PUBLIC SAFETY DEPARTMENT OF THE COUNTY OF HIDALGO AND IS SATISFIED THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT. THE UNDERSIGNED HEREBY CERTIFIES THAT HE HAS PERSONALLY EXAMINED THE LAND AND THE RECORDS OF THE PUBLIC SAFETY DEPARTMENT OF THE COUNTY OF HIDALGO AND IS SATISFIED THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT.

DATE: **June 20, 2020**

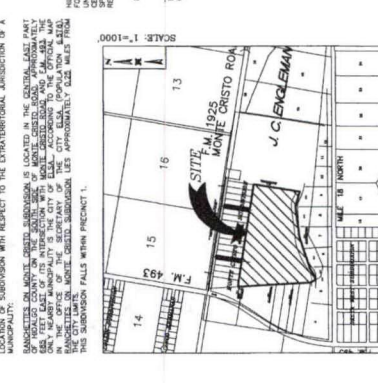
ATTEST: **J.C. Engelman**, REGISTERED PROFESSIONAL ENGINEER, NO. 177268
 STATE OF TEXAS
 COUNTY OF HIDALGO

STATE OF TEXAS
 COUNTY OF HIDALGO
 CERTIFICATE OF PLAT APPROVAL

THE UNDERSIGNED COUNTY CLERK HAS REVIEWED THE RECORDS OF THE PUBLIC SAFETY DEPARTMENT OF THE COUNTY OF HIDALGO AND IS SATISFIED THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT. THE UNDERSIGNED HEREBY CERTIFIES THAT HE HAS PERSONALLY EXAMINED THE LAND AND THE RECORDS OF THE PUBLIC SAFETY DEPARTMENT OF THE COUNTY OF HIDALGO AND IS SATISFIED THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT.

DATE: **June 20, 2020**

ATTEST: **John L. Hurst**, COUNTY CLERK
 STATE OF TEXAS
 COUNTY OF HIDALGO



STATE OF TEXAS
 COUNTY OF HIDALGO
 CERTIFICATE OF PLAT APPROVAL

THE UNDERSIGNED COUNTY CLERK HAS REVIEWED THE RECORDS OF THE PUBLIC SAFETY DEPARTMENT OF THE COUNTY OF HIDALGO AND IS SATISFIED THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT. THE UNDERSIGNED HEREBY CERTIFIES THAT HE HAS PERSONALLY EXAMINED THE LAND AND THE RECORDS OF THE PUBLIC SAFETY DEPARTMENT OF THE COUNTY OF HIDALGO AND IS SATISFIED THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT.

DATE: **June 20, 2020**

ATTEST: **John L. Hurst**, COUNTY CLERK
 STATE OF TEXAS
 COUNTY OF HIDALGO

STATE OF TEXAS
 COUNTY OF HIDALGO
 CERTIFICATE OF PLAT APPROVAL

THE UNDERSIGNED COUNTY CLERK HAS REVIEWED THE RECORDS OF THE PUBLIC SAFETY DEPARTMENT OF THE COUNTY OF HIDALGO AND IS SATISFIED THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT. THE UNDERSIGNED HEREBY CERTIFIES THAT HE HAS PERSONALLY EXAMINED THE LAND AND THE RECORDS OF THE PUBLIC SAFETY DEPARTMENT OF THE COUNTY OF HIDALGO AND IS SATISFIED THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT.

DATE: **June 20, 2020**

ATTEST: **John L. Hurst**, COUNTY CLERK
 STATE OF TEXAS
 COUNTY OF HIDALGO

STATE OF TEXAS
 COUNTY OF HIDALGO
 CERTIFICATE OF PLAT APPROVAL

THE UNDERSIGNED COUNTY CLERK HAS REVIEWED THE RECORDS OF THE PUBLIC SAFETY DEPARTMENT OF THE COUNTY OF HIDALGO AND IS SATISFIED THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT. THE UNDERSIGNED HEREBY CERTIFIES THAT HE HAS PERSONALLY EXAMINED THE LAND AND THE RECORDS OF THE PUBLIC SAFETY DEPARTMENT OF THE COUNTY OF HIDALGO AND IS SATISFIED THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT.

DATE: **June 20, 2020**

ATTEST: **John L. Hurst**, COUNTY CLERK
 STATE OF TEXAS
 COUNTY OF HIDALGO

MELDEN & HUNT, INC.
 CONSULTANTS + ENGINEERS + SURVEYORS

118 W. MONTGOMERY - EDINBURG, TX 78641
 (817) 251-1111 FAX (817) 251-1112
 118 N. MONTGOMERY - EDINBURG, TX 78641
 (817) 251-1111 FAX (817) 251-1112

CITY & ZIP: EDINBURG, TX 78641
 PHONE: (817) 251-1111
 FAX: (817) 251-1112

OWNER: J.C. ENGELMAN
 SURVEYOR: J.C. ENGELMAN

DATE: **June 20, 2020**

SHEET 1 OF 5 SHEETS



PLANNING DEPARTMENT

County of Hidalgo

Rev. 05-18-20

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956-205-7045
956-205-7049

1055F installed
1055F escrowed

Precinct 2 3 4

T.J. Arredondo, CFM
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:

Name: Melissa Brancia

Address: P.O. Box 1461
Edinburg, TX 78538

Phone: 214-4584

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

Water Supplier: NAWSC

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

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

regarding the land described as:

replat of lot 2 Fidencio Brancia Estates lots 2A, 2B.

on July 21, 2020, 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

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- 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;
- 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;
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(Date approved 4-23-20);

(verified by Flor Sejin);

(verified by [Signature]);

(verified by [Signature]);

(verified by Flor Sejin);

[Signature]
Planning Department Authorized Signature

[Signature]
Hidalgo County Judge

7/21/20
Date

ATTEST: [Signature]
Hidalgo County Clerk

7/21/20
Date

APPROVED BY
COMMISSIONERS' COURT
7/21/20



PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

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1304 South 25th Street
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956-318-2844

Precinct No.1 Substation
1902 Joe Stephens Ave.
Weslaco, TX 78596
956-968-4734
956-973-7850

Precinct No.3 Substation
2401 N. Moorefield Rd.
Mission, TX 78572
956-205-7045
956-205-7049

*QSSA'S.
Installed &
Asprowed.*
Precinct ① 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: N/A

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: Melisa Garcia

Address: P. O. Box 1461

Edcouch, Texas 78538

Phone: (956) 212-4584

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

Re-plat of
Lot 2, Fidencio Garcia Estates *lots 2A, 2B.*

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

[Handwritten Signature]
Requesting Party (Signature)

5-29-2020
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:

4/24/20
Date

[Handwritten Signature]
County Official



PLANNING DEPARTMENT

Rev. 01-08-20

County of Hidalgo

Main Office
1304 South 25th Street
Edinburg, Texas 78542
956-318-2840
956-318-2844

Precinct No.3 Substation
2401 N. Moorefield Rd.
Mission, TX 78572
956-205-7045
956-205-7049

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 1-2987

HIDALGO COUNTY CERTIFICATE OF WATER SERVICE AVAILABILITY UNDER TEXAS LOCAL GOVT. CODE SECTION 232.029(c)(2)

Upon the application of:

Name: Brenda J Cantu

Address: 8004 San Angelo St
Neslaco TX 78599

Phone: (956) 897-7660

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

Water Supplier: N.A.W.S

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

Account/ESI No.: 100003305
 Temporary Pole Permanent Service

who is the person requesting utility service to subdivided land ("land") described as follows:

Cherpa # 3 Lot 14 BLK 3

[Insert the lot and block number in recorded subdivision, address, or description in deed, etc]

and who has submitted to the court an affidavit as required by Local Govt. Code Sec. 232.029 (f), on July 21, 2020, the Hidalgo County Commissioners Court approved the issuance of this certificate stating as follows (strike through the statement that does not apply)

The land was not subdivided after September 1, 1995, and water service is available within 750 feet of the land.

-OR-

The land was not subdivided after ~~September~~ July 21, 2020, 1995, and water service is available more than 750 feet from the subdivided land and the extension of water service to the land may be feasible, subject to a final determination by the water service provider.

[Signature]
Planning Department Authorized Signature

Richard F Carter

Hidalgo County Judge

7/21/20
Date

ATTEST:

[Signature]
Hidalgo County Clerk

7/21/20
Date

APPROVED BY
COMMISSIONERS' COURT
ON: 7/21/20



PLANNING DEPARTMENT
County of Hidalgo

Rev. 01-08-20

Main Office
1304 South 25th Street
Edinburg, Texas 78542
956-318-2840
956-318-2844

Precinct No.3 Substation
2401 N. Moorefield Rd.
Mission, TX 78572
956-205-7045
956-205-7049

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 1-2987

AFFIDAVIT
TO APPLY TO THE COUNTY OF HIDALGO
FOR CERTIFICATE OF WATER SERVICE AVAILABILITY
UNDER TEXAS LOCAL GOVT. CODE SECTION 232.029(c)(2)

[Note: To be eligible, the land must not have been subdivided after September 1, 1995.]

THE STATE OF TEXAS §
COUNTY OF HIDALGO §

BEFORE ME, the undersigned authority, on this day personally appeared

Brenda Janet Cantu

Known to me [or proved to me in the oath of current ID or through ~~LN~~ LN ~~description of federal or state government ID card with photograph and signature~~], who swore on oath that the following two statements are true:

1. "I am requesting utility service to the following described land:

chapa #3 LOT #14 block 3."

[Insert the lot and block number in recorded subdivision, address, or description in deed, etc]

2. "The land described above has been sold or conveyed to me."

AND [strike through the statement below that does not apply]

3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-OR-

3B. "The land was on August 31, 1999, located in the extraterritorial jurisdiction of a municipality as determined by Local Govt. Code Chapter 42; and the land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1999."

[Signature] (Signature)

SUBSCRIBED AND SWORN TO before me on July 13, 2020, to certify which, witnesses my hand and seal of office.

[Signature]
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



WARRANTY DEED

The State of Texas}

}

Known All Men by These Presents:

County of Hidalgo}

Date: October 01, 2019

Grantor: Orlando Rene Bulnes, as his sole and separate property

Grantor's Mailing Address:

8009 San Angelo St.
Weslaco, TX 78599
Hidalgo County

Grantee: Brenda Janet Cantu

Grantee's Mailing Address:

8004 San Angelo St.
Weslaco, TX 78599
Hidalgo County

Consideration: Ten and no/100(\$10.00) dollars and other valuable consideration.

NOTICE OF CONFIDENTIAL RIGHTS:

IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OF YOUR DRIVERS LICENSE NUMBER.

**CHAPTER 11 SEC.11.008
TEXAS PROPERTY CODE**

All of his right title and interest in and to the following property (including any improvements)

Lot Tract of parcel of land situated in Hidalgo County, Texas, and being more particularly described as follows, to wit:

All of Lot 14, block 3, Chapa Subdivision No. 3, Hidalgo County, Texas, according to the amended map recorded in Volume 21, Page 106, Map Records of the Office of Hidalgo County Clerk of Hidalgo County, Texas.


Easements and restrictions of record.

Taxes for the year 2019 and subsequent years.

Grantors, for the consideration indicated above, and subject to the reservations from, and exceptions to conveyance and warranty contained in this instrument, grant, give and convey to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and to hold the Property to Grantee, Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof forever, except as to reservations from, and exceptions to conveyance and warranty herein contained.

Grantor gives and conveys the Property to Grantee's separate property. When the context requires, singular nouns and pronouns include the plural.

NO TITLE EXAMINATION WAS REQUESTED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT, NOR WAS ANY MADE, THE PREPARER EXPRESSES NO OPINION REGARDING THE VALIDITY OF THIS TITLE OR WHETHER THERE ARE ANY DEFECTS IN TITLE.



Orlando Rene Bulnes - Grantor

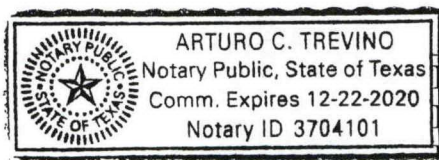
(ACKNOWLEDGMENT)

STATE OF TEXAS ***

COUNTY OF HIDALGO***

This instrument was acknowledged before me by Orlando Rene Bulnes on this the 1st day of October, 2019.

(SEAL)



Arturo C Trevino
Notary Public for the State of Texas
Notary Public Printed Name: ARTURO C Trevino
My Commission Expires: 12-22-2020

Record and Return To:
Brenda Janet Cantu
8004 San Angelo St.
Weslaco, TX 78599



Chapter 232, Texas Local Government Code

4/22/2020 10:44:23 AM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
1304 South 25th Street	1902 Joe Stephens Ave.	2401 N. Moorefield Rd.
Edinburg, Texas 78542	Weslaco, Texas 78596	Mission, Texas 78572
Ph: 956-318-2840	Ph: 956-968-4734	Ph: 956-205-7045
Fax: 956-318-2844	Fax: 956-973-7850	Fax: 956-205-7049

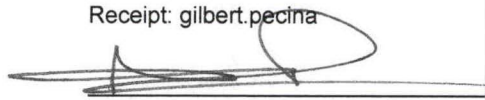
Permit No.: Permit 1-2987
Receipt No.: 011708
C2950-03-003-0014-00

CANTU BRENDA J
8004 SAN ANGELO ST
WESLACO, TX 78599
(956) 897-7660
(956) 897-7660

Community Panel Number: 4803340450C
Precinct: 1
Certification of Elevation Required: No
Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH ALL COUNTY
SETBACKS & REGULATIONS
Description: Permit 1-2987
Price: \$30.00

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 44 Mobile homes
- [4] Size of Structure: 250Sq.Ft.
- [5] Legal Description: CHAPA NO. 3 BLK 3 LOT 14
- [6] Location: MILE 12 1/2 N. & MILE 6 N.
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$10000
- [10] Flood Zone: Zone X

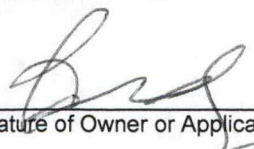
Total Amount.....\$30.00
Method of Payment: Cash
Check/M.O.#:
Payment: \$50
Change Due: \$20.00
Application: gilbert.pecina
Inspector: gilbert.pecina
Receipt: gilbert.pecina


Cashier

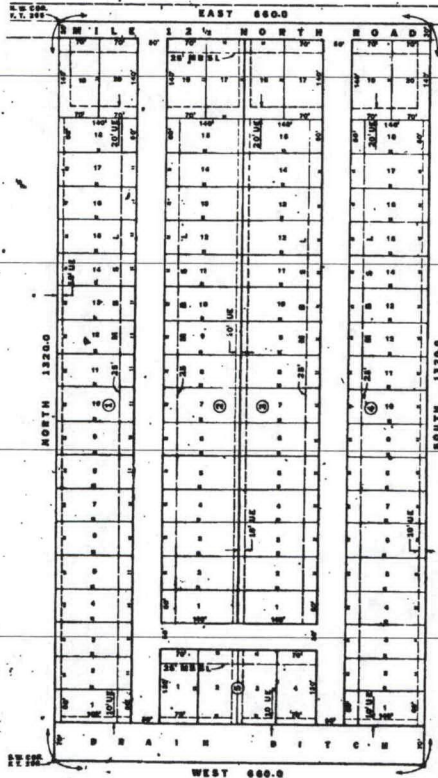
4/22/20
Date

[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

4-22-20
Date



MSL = MINIMUM BUILDING SETBACK LINE
 UM = UTILITY easement

CHAPA SUBDIVISION
 No. 3
 BEING A SUBDIVISION OF THE WEST
 20.0 ACRES OF FARM TRACT 296, WEST
 TRACT 14 SUBDIVISION, HIDALGO COUNTY, TEXAS

FILED FOR RECORD
 BY JAN 19 1925
 SANTOS SALDANA
 HIDALGO COUNTY, TEXAS

APPROVED FOR RECORDING
 BY COMMISSIONER COUNTY
 This the 17th day of June 1925
 SANTOS SALDANA, County Clerk
 Hidalgo County, Texas

APPROVED
 FOR RECORDING
 By *[Signature]*
 Notary Public
 Date 6-17-25

STATE OF TEXAS:
 COUNTY OF HIDALGO:

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE CHAPA SUBDIVISION NO. 3, OF HIDALGO COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREIN SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

[Signature]
 CASIMIRO CHAPA, OWNER

STATE OF TEXAS:
 COUNTY OF HIDALGO:

BEFORE ME THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED *[Signature]* 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 CONSIDERATION THEREIN STATED.

Subscribed at 106
 of the city of Hidalgo
 County, Texas
 Charles L. Baker
 Notary Public

GIVEN UNDER MY HAND AND SEAL OF OFFICE,
 THIS THE 17 DAY OF JUNE, 1925.

[Signature]
 NOTARY PUBLIC IN AND FOR
 HIDALGO COUNTY, TEXAS
 Belia Noriega

STATE OF TEXAS:
 COUNTY OF HIDALGO:

I, THE UNDERSIGNED, A REGISTERED ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS MAP IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND FURTHER CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

5-11-25 *[Signature]*
 DATE REGISTERED PROFESSIONAL ENGINEER 24146



SALINAS & ASSOCIATES, INC.
 CONSULTING ENGINEERS AND ARCHITECTS
 1012 W. WASHINGTON ST. AUSTIN, TEXAS
 502-2641 - 502-2811