



RICHARD F. CORTEZ
County Judge

OFFICE OF THE COUNTY JUDGE County of Hidalgo

CERTIFICATES OF PLAT APPROVALS – CONSENT AGENDA

COMMISSIONERS COURT AGENDA FOR September 21, 2021

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>2</u>
CERTIFICATES OF RESIDENCE CONSTRUCTION	<u>0</u>
CERTIFICATES OF WATER SERVICE AVAILABILITY	<u>2</u>
TOTAL CERTIFICATES	4



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
1900 Joe Stephens Ave.
Ste. A
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: 1-1258

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

Upon the application of:

Name: Florentino Gonzalez Jr

Address: 429 Mockingbird LN
Mercedes Tx 78570

Phone: 956-371-0158

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

Water Supplier: City Mercedes

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

Account/ESI No.: 10032789421760985
[] Temporary Pole [X] Permanent Service

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

Indian Hills Lot 452 BIK 1

[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 September 21, 2021, 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 1, 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.~~

Planning Department Authorized Signature

APPROVED BY
COMMISSIONERS COURT
ON: 9/21/21

ATTEST:

Ricardo FENTER
Hidalgo County Judge
Date 9/21/21

Antonio Guajardo Jr.
Hidalgo County Clerk
Date 9/22/21



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T.J. Arredondo, CFM
Director of Planning

Application No: 1-1258

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

Florentino Gonzalez Jr.

Known to me [or proved to me in the oath of TXDL# or through
(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:

Indian Hills lot 452 BIK 1

[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]

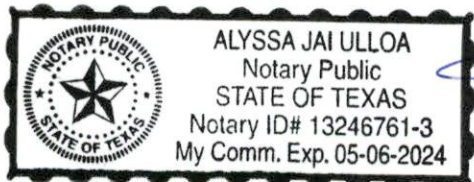
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

~~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 Sep. 9, 2021, to certify which, witnesses my hand and seal of office.



NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

General Warranty Deed

Date: February 27, 2007

Grantor: Florentino Gonzalez

Grantor's Mailing Address:

16486 E. Indian Hills
Mercedes, TX 78570
Hidalgo County

Grantee: Florentino Gonzalez, Jr.

Grantee's Mailing Address:

16486 E. Indian Hills
Mercedes, TX 78570
Hidalgo County

Consideration: Love of and affection for our son, grantee herein.

Property (including any improvements):

Lots 451 and 452, Block 1, Indian Hills Subdivision, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 23, Pages 180 and 181, map records of Hidalgo County, Texas; SAVE AND EXCEPT all oil, gas and other minerals, and all geothermal energy, and further SAVE AND EXCEPT (to the fullest extent permitted by law) all water rights and rights to water (whether riparian, appropriate or otherwise) presently appended or annexed to said property.

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2007, which Grantee assumes and agrees to pay, but not subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantor assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the 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 way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

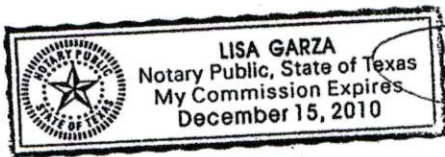
This instrument was prepared based on information furnished by the parties, and no independent title search has been made.

Florentino Gonzalez
Florentino Gonzalez

STATE OF TEXAS)

COUNTY OF CAMERON)

This instrument was acknowledged before me on 2-27, 2007, by Florentino Gonzalez.



[Signature]
Notary Public, State of Texas
My commission expires: _____

PREPARED IN THE OFFICE OF:
Armando Escamilla, PC
P O Box 1070
San Benito, Texas 78586

AFTER RECORDING RETURN TO:
Florentino Gonzalez, Jr.
16486 E. Indian Hills
Mercedes, TX 78570

MAP OF INDIAN HILLS SUBDIVISION

BEING A RESUBDIVISION OF 122.65 ACRES OUT OF ALL OR PARTS OF LOTS 16, 17, AND 18, CAPITAL COUNTY SUBDIVISION FROM TRACT 2014, WETS 1, 2, AND 3, AND ALL PARTS OF ALL OF BLOCK 82, NORTH CAPITAL DISTRICT SUBDIVISION OUT OF LLANDGRANGE GRANT, HIDALGO COUNTY, TEXAS

SHEET 1 OF 1

I, LARRY L. SMITH, A REGISTERED PUBLIC SURVEYOR AND ENGINEER, DO HEREBY CERTIFY THAT THIS PLAN IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED AS SURVEYED UNDER MY DIRECTION.



STATE OF TEXAS: COUNTY OF HIDALGO: KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED OWNER OF THE PROPERTY HEREON DESCRIBED, DOES HEREBY ADOPT, DEDICATE, AND CONFIRM THE FOREGOING MAP OR PLAN AND DOES DEDICATE TO THE PUBLIC THE SURFACE USE OF THE STREETS DESIGNATED THEREON.

Lanny Summers
LANNY SUMMERS, TRUSTEE

STATE OF TEXAS: COUNTY OF HIDALGO: BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LANNY SUMMERS, OWNER 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 EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 27th DAY OF July, A.D., 1914.

John J. Clark
NOTARY PUBLIC FOR THE STATE OF TEXAS

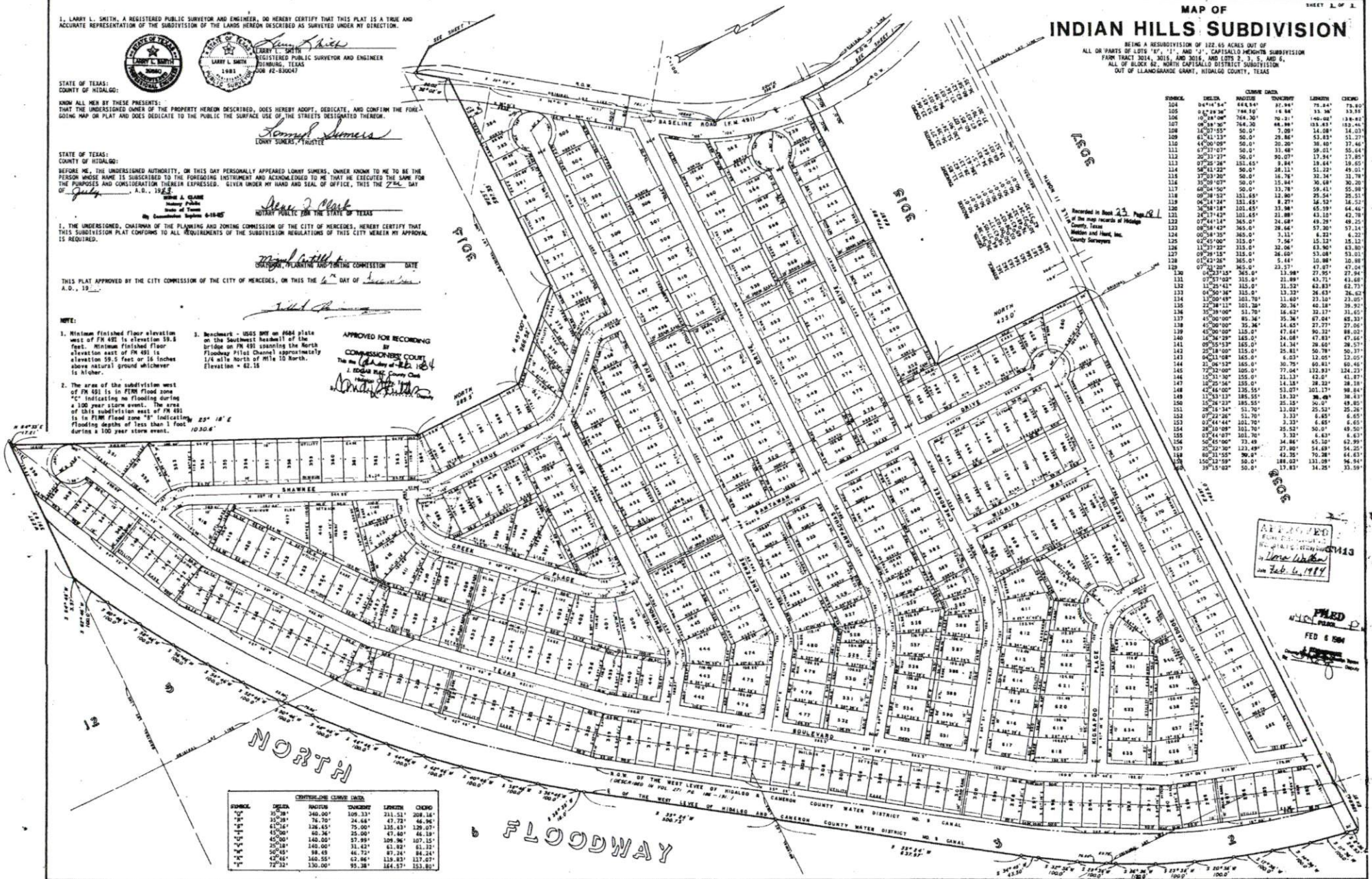
I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF MERCED, HEREBY CERTIFY THAT THIS SUBDIVISION PLAN CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHICH MY APPROVAL IS REQUIRED.

John J. Clark
PLANNING AND ZONING COMMISSION DATE

THIS PLAN APPROVED BY THE CITY COMMISSION OF THE CITY OF MERCED, ON THIS THE 6th DAY OF August, 1914.

- NOTE:
- Minimum finished floor elevation west of FN 492 is elevation 59.6 feet. Minimum finished floor elevation east of FN 491 is elevation 59.5 feet or 16 inches above natural ground whichever is higher.
 - The area of the subdivision west of FN 491 is in FEMA Flood zone "C" indicating no flooding during a 100 year storm event. The area of this subdivision east of FN 491 is in FEMA Flood zone "B" indicating flooding depths of less than 1 foot during a 100 year storm event.
 - Benchmark - 1925 B.M. on 6x6x6 plate on the Southwest headwall of the bridge on FN 491 spanning the North Floodway (Flood Channel) approximately 1/4 mile North of Mile 10 North. Elevation = 62.18

APPROVED FOR RECORDING BY COMMISSIONERS COUNTY OF HIDALGO TEXAS
I, EDGAR REC. COUNTY CLERK
Edgar Rec. County Clerk



SOURCE	DEG.	MINUTE	SECOND	LENGTH	CHORD
104	04°14'54"	44.54"	37.04"	75.24'	75.00'
105	04°19'30"	19.30"	18.84"	73.36'	73.36'
106	10°18'00"	18.00"	70.21"	140.02'	138.62'
107	09°50'30"	50.30"	68.94"	131.83'	132.00'
108	16°07'55"	07.55"	7.09"	14.08'	14.03'
109	81°41'13"	41.13"	29.86"	53.83'	51.27'
110	14°50'00"	50.00"	32.20"	38.60'	37.46'
111	67°37'07"	37.07"	33.48"	58.01'	55.64'
112	20°37'27"	37.27"	50.01"	90.07'	87.84'
113	07°25'28"	25.28"	9.84"	18.44'	18.45'
114	58°41'22"	41.22"	28.12"	51.22'	49.01'
115	37°03'00"	03.00"	16.78"	32.34'	31.78'
116	35°09'07"	09.07"	15.44"	30.44'	30.20'
117	40°54'50"	54.50"	13.77"	26.54'	25.11'
118	09°28'52"	28.52"	12.80"	25.54'	25.11'
119	04°54'54"	54.54"	8.27"	16.53'	16.50'
120	36°58'18"	58.18"	13.94"	26.59'	26.44'
121	24°17'42"	17.42"	21.88"	43.10'	42.78'
122	07°41'14"	41.14"	24.68"	49.22'	48.22'
123	08°58'42"	58.42"	28.64"	57.20'	57.14'
124	00°58'12"	58.12"	3.12"	6.22'	6.22'
125	02°45'00"	45.00"	7.54"	15.12'	15.12'
126	11°27'22"	27.22"	22.06"	43.96'	43.80'
127	09°28'12"	28.12"	24.60"	49.20'	47.04'
128	01°42'28"	42.28"	5.44"	10.88'	10.88'
129	07°27'20"	27.20"	22.57"	45.14'	44.44'
130	02°27'15"	27.15"	5.44"	10.88'	10.88'
131	07°27'42"	27.42"	22.88"	45.76'	45.06'
132	12°27'42"	27.42"	31.52"	63.04'	62.73'
133	04°30'36"	30.36"	13.32"	26.63'	26.62'
134	12°20'48"	20.48"	24.48"	48.96'	48.00'
135	22°38'11"	38.11"	20.36"	40.72'	39.92'
136	35°00'00"	00.00"	34.70"	69.40'	69.00'
137	45°00'00"	00.00"	45.00"	90.00'	90.00'
138	45°00'00"	00.00"	45.00"	90.00'	90.00'
139	45°00'00"	00.00"	45.00"	90.00'	90.00'
140	16°38'29"	38.29"	24.08"	47.13'	47.66'
141	09°28'12"	28.12"	24.60"	49.20'	48.00'
142	29°18'00"	18.00"	25.81"	51.62'	50.37'
143	04°11'08"	11.08"	8.23"	16.46'	16.46'
144	06°15'12"	15.12"	12.32"	24.64'	24.64'
145	72°32'00"	32.00"	77.04"	154.08'	154.08'
146	12°27'42"	27.42"	31.52"	63.04'	62.73'
147	10°25'54"	25.54"	14.13"	28.26'	28.18'
148	47°44'00"	44.00"	53.07"	106.14'	106.14'
149	17°41'12"	41.12"	13.32"	26.64'	26.64'
150	16°28'23"	28.23"	25.12"	50.24'	49.82'
151	12°27'42"	27.42"	31.52"	63.04'	62.73'
152	07°27'20"	27.20"	22.57"	45.14'	44.44'
153	04°44'44"	44.44"	8.89"	17.78'	17.78'
154	07°41'08"	41.08"	25.52"	51.04'	50.50'
155	07°44'07"	44.07"	25.52"	51.04'	50.50'
156	16°00'00"	00.00"	34.64"	69.28'	69.28'
157	22°27'30"	27.30"	27.80"	55.60'	54.25'
158	06°21'55"	21.55"	12.40"	24.80'	24.63'
159	18°21'00"	21.00"	33.24"	66.48'	66.48'
160	39°15'02"	15.02"	37.31"	74.62'	74.62'

APPROVED FOR RECORDING BY COMMISSIONERS COUNTY OF HIDALGO TEXAS
I, LARRY L. SMITH, COUNTY CLERK
Jan 6, 1914

FILED
FEB 6 1914

SOURCE	DEG.	MINUTE	SECOND	LENGTH	CHORD
"	35°28'	28.00"	211.21"	208.16'	
"	35°28'	28.00"	74.70"	24.64'	
"	45°00'	00.00"	126.65"	75.00"	126.65'
"	45°00'	00.00"	60.36"	25.00"	60.36'
"	45°00'	00.00"	140.00"	57.99"	109.96'
"	45°00'	00.00"	140.00"	31.42"	63.82'
"	50°45'	45.00"	98.49"	46.72"	87.24'
"	42°54'	54.00"	160.55"	62.96"	123.07'
"	72°32'	32.00"	130.00"	95.38"	144.57'



Chapter 232, Texas Local Government Code

11/8/2018 8:45:42 AM

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
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Fax: 956-973-7850

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Mission, Texas 78572
Ph: 956-205-7045
Fax: 956-205-7049

Permit No.: Permit 1-1258
Receipt No.: 005097
12230-00-001-0452-00

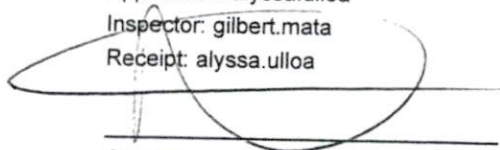
GONZALEZ FLORENTINO JR
3702 CHEYENNE DR
MERCEDES, TX 78570
(956) 600-9791
(956) 600-9791

- [1] Contractor: self
- [2] Water System: North Alamo WSC
- [3] Class of Work: 01 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1140Sq.Ft.
- [5] Legal Description: INDIAN HILLS LOT 452 BLK 1
- [6] Location: FM 491 & ML 11
- [7] Sewage: City of Mercedes
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$35000
- [10] Flood Zone: Zone C

Community Panel Number: 4803340450C
Precinct: 1
Certification of Elevation Required: No
Setbacks: Front 25', Rear 20', Side 6', Side 6', Corner '
Special Conditions: must comply with all county setbacks and regulations
Description: Permit 1-1258
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$30.00
Change Due: \$0.00
Application: alyssa.ulloa
Inspector: gilbert.mata
Receipt: alyssa.ulloa



Cashier


11/8/18

Date

Property # 197235

[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

11/8/2018

Date



PLANNING DEPARTMENT

Rev. 05-18-20

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T.J. Arredondo, CFM
Director of Planning

Application No: 1-3689

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

Upon the application of:

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

Name: Manuel Adan Sanchez Jr

Address: 8338 Trimble Ave
Monte Alto, Tx 78538

Phone: (956) 331-6438

Water Supplier: North Alamo

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

Account/ESI No.: 100327894927
[] Temporary Pole [x] Permanent Service

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

Pollo Lot 18 Blk 41

[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 September 21, 2021, 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 1, 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.~~

Planning Department Authorized Signature

Hidalgo County Judge

Date

APPROVED BY
COMMISSIONERS COURT
ON: 9/22/21

ATTEST:

Hidalgo County Clerk

Date

Ricardo F. Lopez 9/21/21

Antonio Guajardo Jr. 9/22/21

AS



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Rev. 05-18-20

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T.J. Arredondo, CFM
Director of Planning

Application No: 1-3689

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

Manuel Sanchez Jr.

Known to me [or proved to me in the oath of TXDG# or through
(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:

Roll 18 Blk 41

[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."

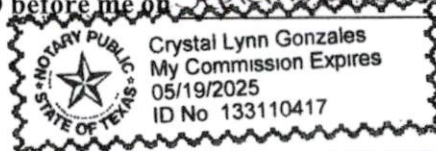
-OR-

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."

Manuel Sanchez Jr.

(Signature)

SUBSCRIBED AND SWORN TO before me on September 2, 2021, to certify which, witnesses my hand and seal of office.



Crystal L. Gonzales

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

SPECIAL WARRANTY DEED

2198948

THE STATE OF TEXAS} } KNOWN ALL MEN BY THESE
COUNTY OF HIDALGO}

Date: March 30, 2011

Grantor: Manuel Sanchez, Father (deceased)

Grantor's Mailing Address: 8414 Trimble Ave.
Monte Alto, Texas 78538
Hidalgo County

Grantee: Manuel Adan Sanchez Jr. (Son)

Grantee's Mailing Address: 8314 Trimble Ave.
Monte Alto, Texas 78538
Hidalgo County

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

THIS INSTRUMENT WAS PREPARED BASED ON INFORMATION FURNISHED BY THE PARTIES AND WAS MADE WITHOUT A TITLE SEARCH, TITLE INSURANCE OR AN OPINION OF TITLE AS AGREED TO AND STIPULATED BY THE PARTIES OF THIS TRANSFER.

CHAPTER 11 SEC.11.008
TEXAS PROPERTY CODE

Property (including any improvement)

Lot18, Block 41, Rollo Townsite in Hidalgo County, Texas, save and except all oil, gas and minerals reserved in deed of even date from Rio Farms, Inc.

Grantor for the Consideration and subject to the Reservations from Conveyance and the exceptions to Conveyance and Warranty, Grants, Sells and conveys to Grantee the Property, Together with all the singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, administrators and assigns forever. Grantor binds Grantor and Grantor's heirs and

successors to warranty and forever defend all the singular the Property to Grantee and Grantee's heir, successors, and assigns against every person whatsoever lawfully claiming or to claim the same or any part thereof, except as to the reservation from and exceptions to conveyance and warranty, when the claim is by, through or under Grantor, but not otherwise.

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

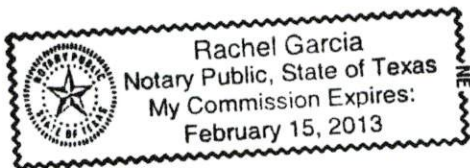
(ACKNOWLEDGEMENT)

SUBSCRIBED AND SWORN TO BEFORE ME by the said Adan Sanchez on this 9th day of April 2011.

Adan Sanchez
Adan Sanchez-Heir

BEFORE ME, the undersigned authority, in and for said County and State, on this 9th day of April 2011, personally appeared Adan Sanchez, known 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 there in expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 9th day of April 2011.



Rachel Garcia
Notary Public for the State of Texas
Notary Public Printed Name: Rachel Garcia
My Commission Expires:

(ACKNOWLEDGEMENT)

SUBSCRIBED AND SWORN TO BEFORE ME by the said Petra Sanchez on this 5th day of April 2011.

Petra Sanchez
Petra Sanchez-Heir

State of Texas
County of Hidalgo
I, R. L. Parks, Surveyor and Civil Engineer do hereby
Certify that the Map upon which this is written is a
true and Correct Map of ROLLO TOWNSITE as surveyed
and Platted by me
Witness my Hand, this 17th day of August 1926
R. L. Parks
Surveyor and Civil Engineer

State of Texas
County of Hidalgo
Before me the undersigned authority on this day personally appeared
R. L. Parks 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 purpose and consideration there in expressed
Given under my hand and Seal of Office this 17th day
of August 1926
Notary Public in and for Hidalgo County

FILED For Record This day
SEP 2 1926

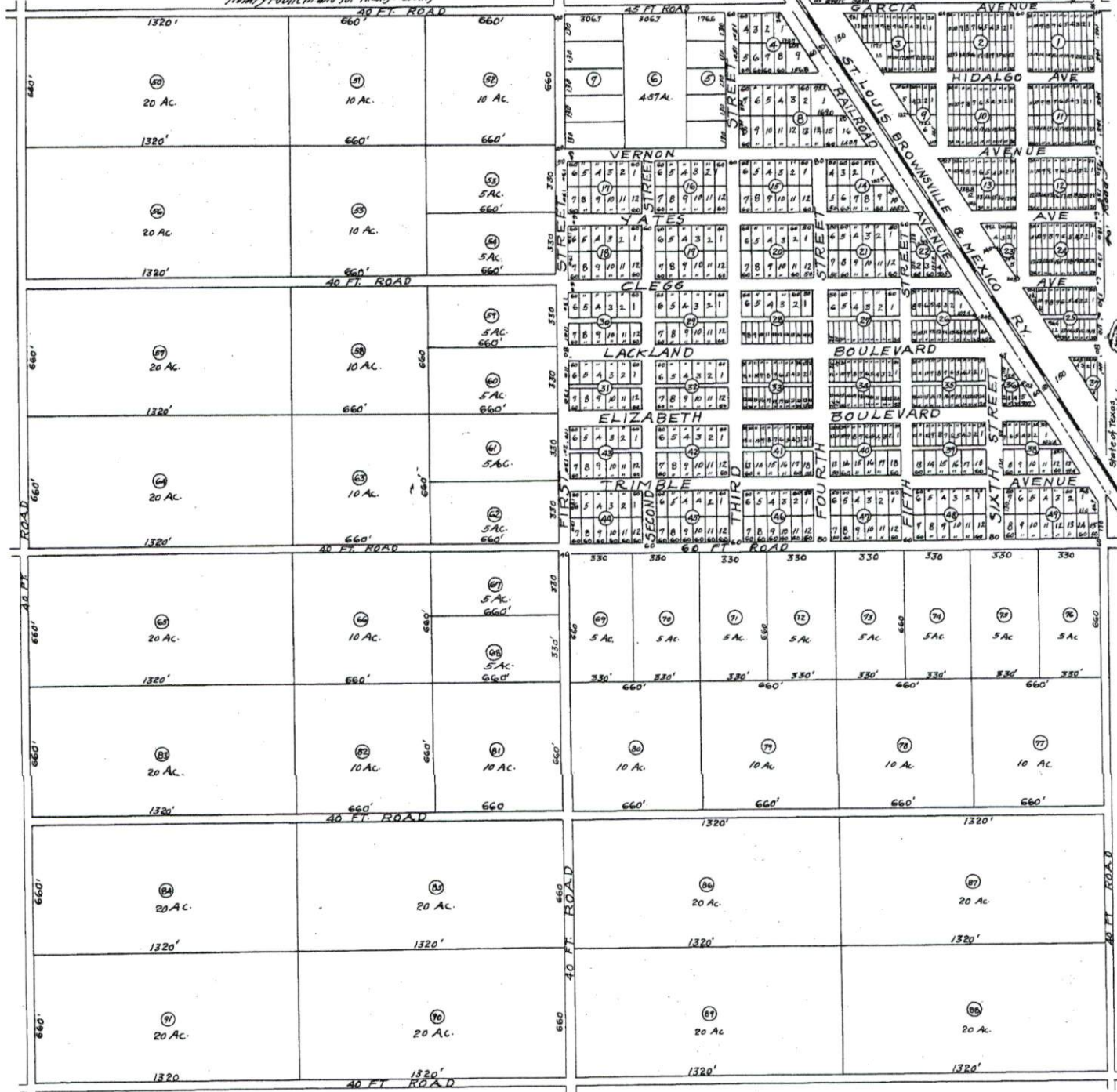
MAP
OF
ROLLO
TEXAS
SCALE

CARD & PARKS ENGINEERS
McAllen Texas JUNE 1926

State of Texas County of Hidalgo
The dedication of the streets alleys and footways in
the Town of Rollo is made with the express reservation
in V. M. Sutphen of the right to occupy and use said
streets alleys and footways for the purpose of erecting
and operating pipes poles lines rails and lines of wire
for the distribution and sale of water heat light or
power and telephone and telegraph lines and for the
purpose of operating lines of transportation for the
carriage of freight and passengers and all of said rights
privileges and franchises in the streets alleys and footways
aforesaid are and shall be the property of and shall be
used exercised and owned by the said V. M. Sutphen
or by such person or persons or Corporation to whom said right
privilege or franchise may be assigned and conveyed by and
with the said V. M. Sutphen. This dedication is made with the further intent
and covenants that V. M. Sutphen retains the title to and full control of the
streets alleys and footways upon the map within and with a bar of a lot
is made within the streets and alleys upon which the lot fronts having
dedicated the length of the block and of which a list is set
out hereon. And the said V. M. Sutphen reserves the right on or before the 1st day of
September A.D. 1926
to change and add to any and all streets shown on this map.

State of Texas
County of Hidalgo
I, C. E. Hill, County Clerk of Hidalgo County,
Texas do hereby certify that
the above and foregoing plat
and dedication was filed for
Record in my office on the
2 day of SEPT 1926
at 11 o'clock P.M. and was
recorded by me on the 6 day
of SEPT 1926 at 11 o'clock
P.M. in book 2 on page 70 of
the Map Records of Hidalgo County
C. E. Hill
County Clerk Hidalgo Co.
by J. C. Egan
Deputy

Witness my hand this 2 day
of September A.D. 1926
C. E. Hill
County Clerk Hidalgo Co.
by J. C. Egan
Deputy



State of Texas
County of Hidalgo
I, V. M. Sutphen, do hereby certify that
the above and foregoing plat
and dedication was filed for
Record in my office on the
2 day of SEPT 1926
at 11 o'clock P.M. and was
recorded by me on the 6 day
of SEPT 1926 at 11 o'clock
P.M. in book 2 on page 70 of
the Map Records of Hidalgo County
V. M. Sutphen
County Clerk Hidalgo Co.
by J. C. Egan
Deputy



COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

Permit No.: Permit 1-3689
Receipt No.: 014747
R3800-00-041-0018-02

SANCHEZ MANUEL ADAN JR
8314 TRIMBLE AVE
MONTE ALTO, TX 78538
(956) 331-6438
(956) 331-6438

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 01 Residential, new, Single Family Dwelling
- [4] Size of Structure: 900Sq.Ft.
- [5] Legal Description: ROLLO LOT 18 BLK 41 (AKA MONTE ALTO OT)
- [6] Location: FM 88 & VALDEZ RD.
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$26000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340350C
Precinct: 1
Certification of Elevation Required: No
Setbacks: Front 25', Rear 15', Side 6', Side ', Corner 10'
Special Conditions: MUST COMPLY WIITH ALL COUNTY SETBACKS & REGULATIONS
Description: Permit 1-3689
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$30.00
Change Due: \$0.00
Application: alyssa.ulloa
Inspector: gilbert.pecina
Receipt: alyssa.ulloa

Cashier _____ Date 10/9/20

Property ID # 799978

[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.

Estelita Martinez
Signature of Owner or Applicant

10/9/20
Date

AI-82451

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS		
APPLICANT		APPLICATION NO.
1.	Martin Villarreal EMILY VILLARREAL SUBDIVISION, LOTS 1-3	BLANKET COVER
2.	La Cuesta Sol Development Ltd BLANQUITA ESTATES SUBDIVISION NO. 2, LOTS 1-42	BLANKET COVER
COMM. COURT: SEPTEMBER 21, 2021		



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
1900 Joe Stephens Ave.
Ste. A
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

OSSA's installed & escalated.
Precinct ① 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: Martin Villanreal

Address: 3830 Lagos Verdes
Weslaco, Tx. 78596

Phone: (910) 724-3028

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

Water Supplier: City Weslaco

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

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

regarding the land described as:

Emily Villanreal Lots 1-3

on September 21, 2021, 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 8/10/21);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by Flor Sesin);
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by Flor Sesin);
- no an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by _____);
- yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by _____);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by Flor Sesin);

[Signature]
Planning Department Authorized Signature

[Signature]
Hidalgo County Judge

9/21/21
Date

APPROVED BY
COMMISSIONERS COURT
ON: 9/22/21

ATTEST: [Signature]
(Hidalgo County Clerk)

9/22/21
Date



PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

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: Martin Villarreral

Address: 3830 Lagos Verdes

Weslaco, Texas 78596

Phone: (210) 724-3028

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

4 acres out of Farm Tract 711, West Tract Subdivision (Emily Villarreal Subdivision) 605 1-3

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Martin Villarreral
Requesting Party (Signature)

7-16-21
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

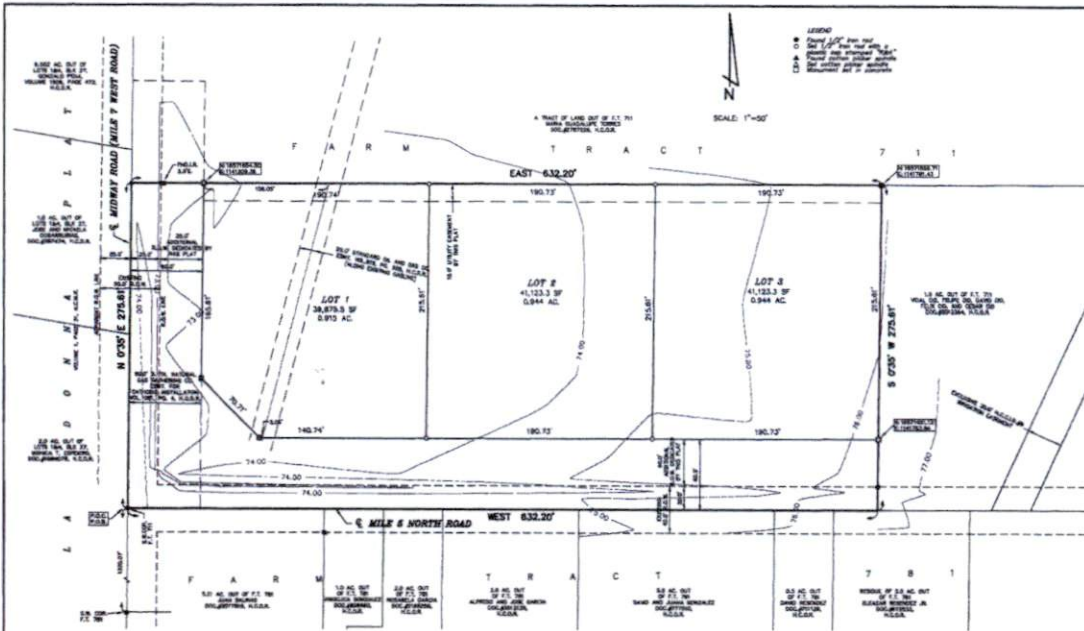
- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) copy of subd. plat

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

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

8/26/21
Date

Fun Soria
County Official



GENERAL SUBDIVISION PLAT NOTES

- FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION ZONE "B" ARE BETWEEN LIMITS OF THE 100 YEAR AND 500 YEAR FLOODS ON CERTAIN AREAS SUBJECT TO 100 YEAR FLOODING WITH AVERAGE DEPTHS OF LESS THAN ONE FOOT OF WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE, OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. COMMUNITY-PANEL NO. 480234 303 B, MAP REVISED DATE: JANUARY 2, 1991. THE AREAS WITHIN THE DRAINAGE EASMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN. COMMUNITY PANEL NO. 480234 303B DRAINAGE EFFECTIVE DATE: JANUARY 2, 1991. THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HEALDS COUNTY, TEXAS AND THE LOCAL FLOOD PLAN ADMINISTRATOR HAVE REVIEWED NO OTHER AREAS SHOWN ON THIS PLAT ARE WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN.
- SEWERAGE: FRONT: 30.00 FEET. REAR: 15.00 FEET OR EASEMENT, WHICHEVER IS GREATER. CORNER SIDE: 30.00 FEET OR EASEMENT, WHICHEVER IS GREATER.
- NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHAL'S APPROVAL.)
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 4" ABOVE NATURAL GROUND (M.A.S.L.). WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED WITHIN A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY FINE AND FOOT CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME OF A DEVELOPMENT PERMIT APPLICATION.
- MINORWARE: ELEV. 80.73. 1/2"-NO. 100 IRON ROD FOUND ON THE SOUTH RIGHT-OF-WAY OF MILE & NORTH ROAD FOR THE NORTHWEST CORNER OF THIS SUBDIVISION.
- IN ACCORDANCE WITH THE HEALDS COUNTY DRAINAGE DISTRICT NO. 1 AND HEALDS COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO FURNISH A TOTAL OF 10,338 CUBIC FEET (1.0333 ACRE-FEET) OF STORM WATER RUNOFF DRAINAGE INTENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: DRAINAGE FOR THIS DEVELOPMENT WILL BE OBTAINED WITHIN NATURAL LOW AREAS THEN OVERFLOW IN TO THE NEAREST ROADSIDE DRAINAGE.
- 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 16 INCHES MAINTAIN MOIST, DRY COVER CRANES, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION AND MAINTENANCE OF THE EASEMENT.
- 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 SERVICE WILL BE MADE AVAILABLE TO THE SUBDIVISION.
- ALL PUBLIC UTILITIES EASEMENTS DEICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HEALDS COUNTY WIDE SUBDIVISION RULES. BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHALL COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
- AN OFF-STREET PARKING LOT WITH PLAN & DRAINAGE PLAN APPROVED BY THE HEALDS COUNTY PLANNING DEPARTMENT AND THE OFFICE OF ENVIRONMENTAL COMPLIANCE SHALL BE REQUIRED FOR COMMERCIAL USE. AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING PERMIT AND FOR COMMERCIAL USE, NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND DEED PLAN ARE APPROVED AND PROVIDED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.
- ON-SITE SEWAGE FACILITIES (CSEPT) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH 7025 AND HEALDS COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN ON-SITE ON ALL LOTS.
 - A CSEPT SYSTEM IS BEING DESIGNED FOR DOMESTIC SEWERAGE ONLY. A SEWERAGE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.
 - EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,700 SQUARE FOOT AREA WITH POTABLE WATER SUPPLY.
 - CSEPT SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HEALDS COUNTY AUTHORIZED DEPARTMENT.

- SOIL ANALYSES HAVE BEEN SUBMITTED TO THE AUTHORIZED HEALDS COUNTY DEPARTMENT AND EXCEPTS MAY BE ALSO SHOWN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HEALDS COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ADSORPTIVE DRAINFIELD SYSTEM.
- APPROVED "CSEPT" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- A SPECIAL DESIGN IS REQUIRED FOR ALL CSEPT SYSTEMS LOCATED WITHIN A DESIGNATED FLOOD ZONE. THE DESIGN SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING ITEMS:
 - ANCHORING OF SEPTIC TANKS
 - BACK FLOW VALVES
 - SEPTIC TANK COVERS SHALL BE ABLE TO SEAL
- THE PURCHASER OF EACH LOT SHALL BE RESPONSIBLE FOR INSTALLING DRAINAGE CULVERTS OF REINFORCED CONCRETE PIPE OF NO LESS THAN 15 INCHES DIAMETER AND 24 FEET IN LENGTH.
- THE OWNER AND SUBDIVIDER OF THIS SUBDIVISION, EMILY VILLARREAL, RETAINS A SURREY EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED CSEPT ON THE LOT AS DESCRIBED ON SHEET 2 OF THIS PLAT.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A GLESE SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HEALDS COUNTY APPROVED 2, COUNTY CONSTRUCTION SPECIFICATIONS 3.1.1.
- STREETLIGHT MUST BE LOCATED EVERY 300 FEET.
- A 4" TIE BROWLAK IS REQUIRED BY THE CITY OF WELLSALO ALONG ALL OTHER STREETS UPON THE ISSUANCE OF A BUILDING PERMIT. ON CORNER LOTS THE OWNER SHALL BE RESPONSIBLE FOR THE BROWLAK ALONG ALL CITY STREETS ADJOINING THE LOT.
- CORNER LOT DRIVEWAYS SHOULD BE CONSTRUCTED AT THE FURTHEST POSSIBLE POINT FROM THE INTERSECTION AND IN CONFORMANCE WITH ACCESS MANAGEMENT ORDINANCE. LOT 1 SHALL HAVE ACCESS DOWD MIDWAY ROAD.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAILING AND ACCOMPANYING MORE THAN 20% THAT THE DETAILING REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT DUE TO THE SIGNIFICANT AREA BEING COVERED. THE PLAT ENGINEER CONSIDERED THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
- THE PURCHASER OF EACH LOT SHALL BE RESPONSIBLE TO INSTALL REINFORCED CONCRETE PIPE (SEWER) CULVERT OF NO LESS THAN 18 INCHES IN DIAMETER.
- SEPTIC TANKS SHALL BE INSTALLED PRIOR TO PLAT RECORDING.
- NO 2" & 3" NORTH BOUNDARY DITCH SHALL BE KEPT CLEAR OF ALL OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION OF THE DRAINAGE. HEALDS COUNTY ACT 1 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COUNTY ROADSIDE DITCH.

CERTIFICATION BY THE IRRIGATION DISTRICT
 This plat is approved by Hidalgo and Cameron Counties Irrigation District No. 3
 Dated this 30th day of July 2021

1. No improvements of any kind shall be placed upon Hidalgo and Cameron Counties Irrigation District No. 3 right-of-ways and/or easements without the express written permission of HCCD #3.

2. It is understood that the rate of flow of Storm Water for the development will be no greater than the rate of flow of Storm Water when the land use is agricultural use.

3. HCCD #3 will not be responsible for the storm/strorage water system to any lot with in the subdivision. As such, HCCD #3 will not be responsible for the delivery of water to any lot with in this subdivision. If desired, this will NOT be at the Districts Expense.

4. HCCD #3 has not reviewed and does not warrant/certify the storm sewer or utilities systems described on this application for the particular subdivision, based on generally accepted engineering practices. The engineer on this application is responsible for their determinations.

Geared Manager
 Hidalgo & Cameron Counties Irrigation District No. 3

EMILY VILLARREAL SUBDIVISION

BEING A SUBDIVISION OF 4.00 ACRES OF LAND OUT OF FARM TRACT 711, WEST TRACT SUBDIVISION, HEALDS COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 2, PAGES 24-27 OF THE HEALDS COUNTY MAP RECORDS

NOTES AND RECORDS DESCRIPTION

Being 4.00 acres of land situated in Hidalgo County, Texas and being out of Farm Tract 711, West Tract Subdivision, as per map recorded in Volume 2, Pages 24-27 of the Hidalgo County Map Records and also 4.00 acre tract being more particularly described by notes and bounds as follows:

BEGINNING at a 1/2"-thick iron rod found for the southeast corner of said Farm Tract 711 for the southeast corner of said tract herein described and for the POINT OF BEGINNING;

THENCE NORTH 03°45' EAST, 278.81 feet by the east line of said Farm Tract 711 (a certain stake update found for the northeast corner of said tract herein described);

THENCE EAST, with the south line of a tract of land described in Document #202284 of the Hidalgo County Official Records, covering all of a distance of 258.81 feet a 1/2"-thick iron rod found for reference north right-of-way line of Mile & North Road, and continuing for a total distance of 278.81 feet to a point on the south line of said Farm Tract 711, and the southeast corner of said site 3 North Road for the southeast corner of said 1.00 acre tract and the southeast corner of said tract herein described;

THENCE WEST, 632.20 feet with the south line of said Farm Tract 711, the south line of Farm Tract 781 and the northeast of said Mile & North Road to the POINT OF BEGINNING and continuing 4.00 acres of land more or less.

CERTIFICATION BY THE CHAIRMAN OF THE COMMISSION
 THIS SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF WELLSALO, AND IS HEREBY APPROVED BY SUCH COMMISSION.

CHAIRMAN, PLANNING COMMISSION
 CITY OF WELLSALO

7/28/21
 DATE

CERTIFICATION BY THE MAYOR OF THE CITY OF WELLSALO
 I, THE UNDERSIGNED MAYOR OF THE CITY OF WELLSALO TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT APPROVAL IS IN ACCORDANCE WITH ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF WELLSALO, AND IS HEREBY APPROVED BY SUCH COMMISSION.

7/29/21
 DATE

CITY SECRETARY
 7/28/21
 DATE

OWNER: EMILY VILLARREAL, 3830 LASSO VERDES, WELLSALO, TX 75866 (903) 774-3028
SUBDIVIDER: EMILY VILLARREAL, 3830 LASSO VERDES, WELLSALO, TX 75866 (903) 774-3028
ENGINEER: REYNALDO ROBLES, JR., PO BOX 478, WELLSALO, TX 75866 (903) 848-1423

NO.	SHEET	REVISION	DATE	APPROVED

STATE OF TEXAS
 HEALDS COUNTY
 OWNER'S DESIGNATION, CERTIFICATION, AND ATTESTATION

I, EMILY VILLARREAL, THE UNDERSIGNED (OWNER) OF THE 4.00 ACRE TRACT OF LAND DESCRIBED WITHIN THE PROPOSED "EMILY VILLARREAL SUBDIVISION" HEREBY SUBMIT THE LAND AS OFFICED IN THIS SUBDIVISION PLAT AND DESIGNATE THE PUBLIC USE, THE STREETS, PLANS AND EASEMENTS THEREON.

WE CERTIFY THAT WE HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 233.032 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.
- (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 IS TRUE AND COMPLETE.

7/28/21
 DATE

EMILY VILLARREAL
 ADDRESS: 3830 LASSO VERDES
 WELLSALO, TEXAS 75866

STATE OF TEXAS
 HEALDS COUNTY

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED EMILY VILLARREAL, THE UNDERSIGNED (OWNER) OF THE 4.00 ACRE TRACT OF LAND DESCRIBED WITHIN THE PROPOSED "EMILY VILLARREAL SUBDIVISION" HEREBY SUBMIT THE LAND AS OFFICED IN THIS SUBDIVISION PLAT AND DESIGNATE THE PUBLIC USE, THE STREETS, PLANS AND EASEMENTS THEREON. SHE (HE) DECLARED THAT SHE (HE) UNDERSTANDS THE NATURE AND EXTENT OF THE MATTERS ASSERTED IN THIS PLAT AND THAT SHE (HE) HAS NOT BEEN UNDER ANY UNLAWFUL INFLUENCE AT THE TIME OF EXECUTING THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 28th DAY OF July 2021.

GABRIEL HERRERA
 Notary Public, State of Texas
 Commission Expires 03-13-2023
 My No. is 23146888

HEALDS COUNTY
 CERTIFICATE OF PLAT APPROVAL
 UNDER LOCAL GOVERNMENT CODE §233.026(A)

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF EMILY VILLARREAL SUBDIVISION WAS REVIEWED AND APPROVED BY THE HEALDS COUNTY COMMISSIONERS COURT ON 7/28/21

HEALDS COUNTY JUDGE
 DATE

ATTEST: Arturo Guajardo, Jr. 7/28/21
 HEALDS COUNTY CLERK

APPROVED BY COMMISSIONERS COURT ON 7-28-21

HEALDS COUNTY
 CERTIFICATE OF PLAT APPROVAL
 I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF EMILY VILLARREAL SUBDIVISION WAS REVIEWED AND APPROVED BY THE HEALDS COUNTY HEALTH DEPARTMENT ON 06/17/21

HEALDS COUNTY ENVIRONMENTAL HEALTH DEPARTMENT MANAGER

CERTIFICATION BY THE CHAIRMAN OF THE COMMISSION
 THIS SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF WELLSALO, AND IS HEREBY APPROVED BY SUCH COMMISSION.

CHAIRMAN, PLANNING COMMISSION
 CITY OF WELLSALO

7/28/21
 DATE

CERTIFICATION BY THE MAYOR OF THE CITY OF WELLSALO
 I, THE UNDERSIGNED MAYOR OF THE CITY OF WELLSALO TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT APPROVAL IS IN ACCORDANCE WITH ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF WELLSALO, AND IS HEREBY APPROVED BY SUCH COMMISSION.

7/29/21
 DATE

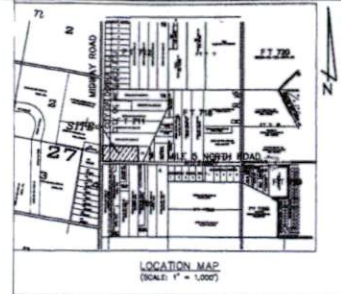
CITY SECRETARY
 7/28/21
 DATE

STATE OF TEXAS
 HEALDS 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.

7-20-21
 DATE

REYNALDO ROBLES, JR.
 LICENSED PROFESSIONAL ENGINEER #103357
 PO BOX 478
 WELLSALO, TX 75866



SUBDIVISION LOCATION DESCRIPTION

EMILY VILLARREAL SUBDIVISION IS LOCATED WITHIN HEALDS COUNTY PRESENT NO. 1 ON THE NORTHEAST CORNER OF MIDWAY ROAD AND MILE & NORTH ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF WELLSALO. ACCORDING TO THE MAP IN THE OFFICE OF THE SECRETARY OF THE CITY WELLSALO POPULATION 41,171/ 2018 CENSUS, THIS SUBDIVISION LIES APPROXIMATELY 0.8 MI. WEST OF THE LIMITS OF WELLSALO AND LIES WITHIN THE CITY'S 1 MI. EXTRA TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE §42.021.

APPROVED BY THE DRAINAGE DISTRICT
 HEALDS 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. ALSO, 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 PRACTICE. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HEALDS COUNTY DRAINAGE DISTRICT NO. 1
 DATE 08-18-2021

STATE OF TEXAS
 HEALDS COUNTY

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

08/10/2021
 DATE

REYNALDO ROBLES, JR.
 LICENSED PROFESSIONAL LAND SURVEYOR #103357
 PO BOX 478
 WELLSALO, TX 75866



FILES FOR RECORD IN HEALDS COUNTY OFFICE OF THE CLERK OF HEALDS COUNTY, TEXAS AT THE MAP RECORDS OF HEALDS COUNTY, TEXAS

ON 07/28/21 BY [Signature]

ROBLES ENGINEERING, LLC
 1010 N. W. 10th St., Suite 100
 WELLSALO, TEXAS 75866
 PHONE (903) 848-1423
 FAX (903) 848-1423

RA ASSOCIATES, PLLC
 PROFESSIONAL LAND SURVEYORS
 1010 N. W. 10th St., Suite 100
 WELLSALO, TEXAS 75866
 PHONE (903) 848-1423
 FAX (903) 848-1423

INDEX TO SHEETS OF EMILY VILLARREAL SUBDIVISION

LOCATION MAP AND CITY PRINCIPAL CONTRACTS, PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS, LEGAL DESCRIPTION FACTS AND REQUIRED SURVEYORS' AND ENGINEER'S CERTIFICATION, PLAT NOTES AND RESTRICTIONS, OWNER'S DESIGNATION, CERTIFICATION, AND ATTESTATION, COUNTY CLERK'S RECORDING CERTIFICATE, HEALDS COUNTY CERTIFICATE OF PLAT APPROVAL, THE DESCRIPTION OF LOCATION UNDERMAY BE SUBJECT TO 1/2" OF A MUNICIPALITY AND DESIGNATE THE PRODUCT THE PROJECT IS BUILT TO H.C.C.D. CERTIFICATE OF APPROVAL, A.C.L.D. CERTIFICATION, REVISION NOTES.

WATER DISTRIBUTION AND SANITARY SEWER (CSEPT) MAP, ENGINEERING REPORT (DESIGN AND SPACING VERIFI), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (CSEPT) AND ENGINEER'S CERTIFICATION, QUALITY AND SPANISH REPORT TYPICAL WATER SERVICE CONNECTION, SUBDIVISION CERTIFICATE AND STATEMENT DRAINAGE REPORT HOLDING CERTIFICATE OF PLAT APPROVAL, THE DESCRIPTION OF LOCATION UNDERMAY BE SUBJECT TO 1/2" OF A MUNICIPALITY AND DESIGNATE THE PRODUCT THE PROJECT IS BUILT TO H.C.C.D. CERTIFICATE OF APPROVAL, A.C.L.D. CERTIFICATION, REVISION NOTES, CONSTRUCTION DETAILS.

JOB NO. 145-20
 DATE: 8-02-20
 DRAWN BY: JR



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
1900 Joe Stephens Ave.
Ste. A
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

OSSE's installed.

Precinct 1 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: La Cuesta Sol Development, Hld.

Approved by Environmental Health:	Temporary Service	Final Service
<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
Inspection/Permit No: _____	Authorized Signature	Authorized Signature
Date Approved: _____	/ /	/ /

Address: 5701 W. Expressway 83
Harding TX 78552

Water Supplier: N/A WSC

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

Phone: 245-3282

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

regarding the land described as:

Banquita Estates Subdivision No. 2 lots 1-42

on September 21, 2021, 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 8/24/21);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by Flor Sesin);
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by Flor Sesin);
- 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 [Signature]);
- 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 [Signature]);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by Flor Sesin);

[Signature]
Planning Department Authorized Signature

Ricardo F. Cuiter 9/21/21
Hidalgo County Judge Date

APPROVED BY
COMMISSIONERS COURT
ON: 9/21/21

ATTEST: [Signature] 9/22/21
Hidalgo County Clerk Date



PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

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: _____

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: La Cuesta Sol Development, Ltd.

Address: 5701 W. Expressway 83
Harlingen, TX 78552

Phone: (956) 245-3282

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

A 28.12 Acre Tract of Land out of Blocks 150 & 151, La Blanca Agricultural Subdivision, Hidalgo County, Texas

Blanquilla Est. #2 lots 1-42

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Kenn Payroll
Requesting Party (Signature)

7-29-21
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:

9/13/21
Date

Jun Serrin
County Official

SUBDIVISION PLAT OF
BLANQUITA ESTATES SUBDIVISION No. 2

A 28.12 ACRE TRACT OF LAND OUT OF BLOCKS 150 AND 151, LA BLANCA AGRICULTURAL COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 33, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3159262, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

NETS AND BOUNDS
 A 28.12 ACRE TRACT OF LAND OUT OF BLOCKS 150 AND 151, LA BLANCA AGRICULTURAL COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 33, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3159262, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY NETS AND BOUNDS AS FOLLOWS:
 BEGINNING AT A COTTON PICKER SPINDLE SET ON THE SOUTH LINE OF BLOCK 150 AND #1 THE CENTERLINE OF MILE 14 1/2 NORTH ROAD (CANTON ROAD) FOR THE SOUTHWEST CORNER OF THIS TRACT, SAID SPINDLE BEARS N 89°36'00" W, 1250.00 FEET FROM THE SOUTHWEST CORNER OF BLOCK 150.

THENCE N 89°36'00" W, ALONG THE SOUTH LINE OF BLOCKS 150 AND 151, AND THE CENTERLINE OF MILE 14 1/2 NORTH ROAD (CANTON ROAD), A DISTANCE OF 829.40 FEET TO A COTTON PICKER SPINDLE SET FOR THE SOUTHWEST CORNER OF THE CATARINA LOPEZ TRACT (A 15.52 ACRE TRACT OUT OF BLOCK 151, LA BLANCA AGRICULTURAL COMPANY SUBDIVISION, ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 827172, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE N 02°24'00" E, ALONG THE EAST LINE OF THE CATARINA LOPEZ TRACT, PASSING A 1/2" IRON ROD WITH CAP STAMPED 824 588 SET FOR THE NORTH RIGHT OF WAY LINE OF MILE 14 1/2 NORTH ROAD (CANTON ROAD), PASSING AT 1,207.13 FEET THE SOUTH LINE OF A DRAIN DITCH, A TOTAL DISTANCE OF 1,317.13 FEET (MAP RECORDS 1,200.00 FEET) TO A 1/2" IRON ROD WITH CAP STAMPED 824 588 SET ON THE NORTH LINE OF BLOCK 151 FOR THE NORTHEAST CORNER OF SAID TRACT AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE S 89°42'00" E, ALONG THE NORTH LINE OF BLOCKS 150 AND 151, A DISTANCE OF 829.40 FEET TO A 1/2" IRON ROD WITH CAP STAMPED 824 588 SET FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE S 02°24'00" W, PASSING AT 116.00 FEET THE SOUTH LINE OF A DRAIN DITCH, PASSING A 1/2" IRON ROD WITH CAP STAMPED 824 588 SET #1, 1,284.40 FEET FOR THE NORTH RIGHT OF WAY LINE OF MILE 14 1/2 NORTH ROAD (CANTON ROAD), A TOTAL DISTANCE OF 1,318.40 FEET TO THE POINT OF BEGINNING AND CONTAINING 28.12 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH ANY SUBDIVISION, RECORDED IN VOLUME 50, PAGE 84, MAP RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
 COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.



Alfonso Quintanilla
 ALFONSO QUINTANILLA
 P.E. No. 82533
 DATE: 7-29-21

AREA DATA TABLE

LOT	AREA (SQ. FT.)	AC.
1	1,3847.45	0.31
2-7	2,1823.59	0.50
8	2,0663.27	0.47
9	2,1988.78	0.50
10	2,7757.05	0.64
11	2,6074.78	0.61
12	2,1988.01	0.50
13	2,1823.59	0.50
14	2,1989.28	0.50
15	2,6141.81	0.61
16	2,6147.82	0.61
17	2,7858.71	0.64
18	2,1989.28	0.50
19	2,0663.27	0.47
20-25	2,1823.59	0.50
26	2,0847.45	0.48
27	2,0841.45	0.48
28-33	2,1823.59	0.50
34	2,2747.82	0.52
35	2,1823.59	0.50
36-41	2,1823.59	0.50
42	2,0847.45	0.48

CURVE DATA CHART

CURVE	DELTA	RADIUS	LENGTH	CHORD LEN.	CHORD BEARING
"A"	28°28'53"	50.00	26.18'	23.88'	N 44°30'00" W
"B"	60°00'00"	50.00	52.36'	50.00'	N 02°24'00" E
"C"	60°00'00"	50.00	52.36'	50.00'	N 89°24'30" E
"D"	60°00'00"	50.00	52.36'	50.48'	S 59°38'00" E
"E"	60°00'00"	50.00	52.36'	50.00'	N 89°24'00" E
"F"	60°00'00"	50.00	52.36'	50.00'	S 59°34'00" E
"G"	60°00'00"	50.00	52.36'	50.00'	S 02°24'00" W
"H"	30°00'00"	50.00	26.18'	23.88'	S 42°24'00" W

LINE DATA TABLE

DATA	BEARING	LENGTH
1	N 44°30' E	26.18
2	N 02°24' E	50.00
3	N 89°24' E	50.00
4	S 59°38' E	50.48
5	N 89°24' W	50.00
6	S 59°34' W	50.00
7	S 02°24' W	50.00
8	S 42°24' W	23.88



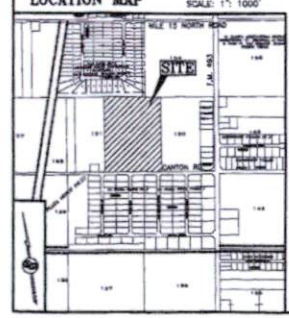
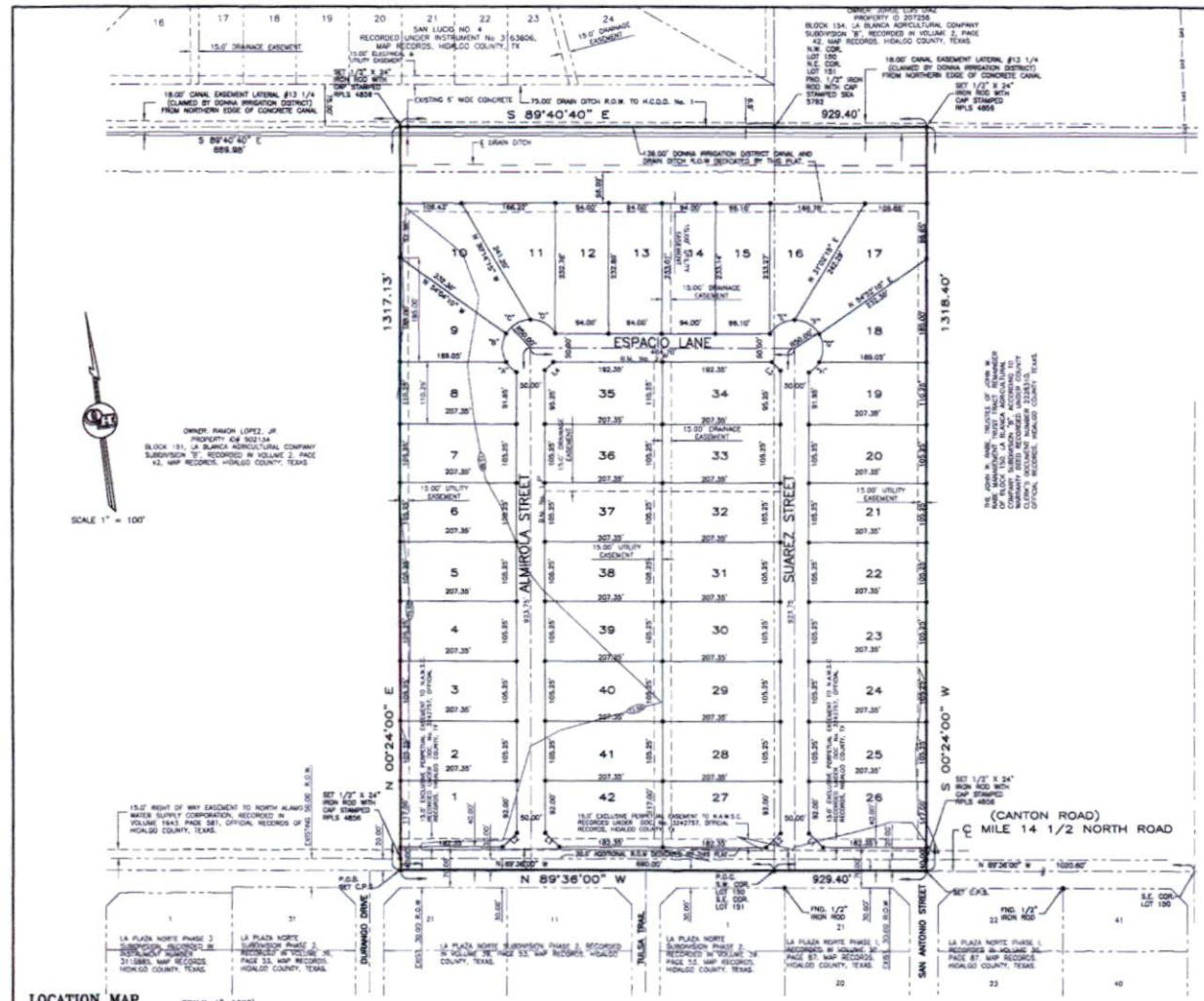
FILED FOR RECORD IN
 HIDALGO COUNTY
 ARTURO GUJARDO, JR.
 HIDALGO COUNTY CLERK
 ON: 08/31/2021 AT 3:24 AM
 INSTRUMENT NUMBER: 3252839
 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
 BY: *Haley Morris* DEPUTY

REVISION NOTES

No.	Date	Revised	By	Appr'd

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
 CONSULTING ENGINEERS • LAND SURVEYORS
 124 E. STUBBS ST. • PHONE 956-381-6480
 EDINBURG, TEXAS 78539 • FAX 956-381-0527
 ENGINEERING REGISTRATION NUMBER F-1813
 SURVEYING REGISTRATION NUMBER 100411-00

SHEET NO. 2
 OF 4 SHEETS
 DATE OF PREPARATION: AUGUST 31, 2020



LOCATION MAP SCALE: 1" = 1000'

SCALE 1" = 100'