



OFFICE OF THE COUNTY JUDGE
County of Hidalgo

RICHARD F. CORTEZ
County Judge

CERTIFICATES OF PLAT APPROVALS – CONSENT AGENDA

COMMISSIONERS COURT AGENDA FOR October 4, 2022

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>0</u>
TOTAL CERTIFICATES	

AI-87724

PLANNING DEPT. PCT 3 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	BRENDA LOZANO	3-4485
2.	ESMERALDA JASSO CARDENAS	3-4855
3.		
4.		
5.		
6.		
7.		
	COMM. COURT: OCTOBER 4, 2022	



PLANNING DEPARTMENT

Rev. 6-14-22

County of Hidalgo

Main Office
2818 S. Business Hwy
281
Edinburg, Texas 78539
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: 34485

6/13/22

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: Brenda Lozano

Approved by Environmental Health:	Temporary Service	Final Service
<u>[Signature]</u>	<u>[Signature]</u>	
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>INSTALLING</u>	
	<u>09/27/22</u>	<u>/ /</u>

Address: 11520 N Trospen Rd
Mission TX 78573

Water Supplier: Sharyland

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

Phone: 956-239-3147

Account/ESI No.: 1000061559
 Temporary Pole Permanent Service

regarding the land described as:

Trospen Acres Lots

on Oct 4, 2022, 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 9/13/1999);

(verified by Sandra Cantu);

(verified by Sandra Cantu);

(verified by Sandra Cantu);

(verified by Sandra Cantu);

(verified by Sandra Cantu);

[Signature]
Planning Department Authorized Signature

[Signature]
Hidalgo County Judge

ATTEST: [Signature]
Hidalgo County Clerk

10/4/22
Date
10/5/22
Date

APPROVED BY
COMMISSIONERS COURT
ON: 10/4/22



PLANNING DEPARTMENT

Rev. 6-14-22

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Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No:

34485
6/13/22

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: Brenda Lozano
Address: 11520 N Trospen Rd
MISSION, TX 78573
Phone: 956-239-3147

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

Trospen Acres Lots 5

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Brenda Lozano
Requesting Party (Signature)

9/21/2022
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

9/27/22
Date

Sandra Cantu
County Official

SIERRA TITLE
STG/ me GF# 3199673

General Warranty Deed

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.

Date: May 13, 2021

Grantor: 1) CARLOS UVALLE joined herein proforma by his wife, GUADALUPE UVALLE; and 2) MARISELA G. UVALLE, a single person

Grantor's Mailing Address: 1) P.O. Box 505 Hartford, Michigan 49057 Van Buren County 2) 1305 E. 2nd St. Mission, Texas 78572 Hidalgo County

Grantee: JOSE LUIS CORTEZ and wife, BRENDA JANET LOZANO

Grantee's Mailing Address: 2114 Giselle St. Mission, Texas 78574 Hidalgo County

Consideration: TEN AND NO/100THS DOLLARS (\$10.00) Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged

Property (including any improvements): Lot 5, TROSPER ACRES, an Addition to the City of McAllen, Hidalgo County, Texas, according to the Plat or Map thereof recorded in Volume 34, Page 190, Map Records of Hidalgo County, Texas.

Reservations from Conveyance: Subject To: None

Exceptions to Conveyance and Warranty: Subject To:

Restrictions as shown on the Map recorded in Volume 34, Page 190, Map Records, Hidalgo County, Texas.

Conveyance of Water Rights granted to the City of McAllen, by Edward Coogan, dated March 18, 1998, filed for record on October 11, 1997 in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 662983.

Ten foot (10') Irrigation Easement across the subject land, according to the Map or Plat thereof, filed for record in Volume 34, Page 190, Map Records of Hidalgo County, Texas.

Fifteen foot (15') Utility Easement along the East side of the subject land, according to the Map or Plat thereof, filed for record in Volume 34, Page 190, Map Records of Hidalgo County, Texas.

Easements and Conditions as shown on the Map or Plat thereof, filed for record in Volume 34, Page 190, Map Records of Hidalgo County, Texas.

Easements, rights, rules and regulations in favor of United Irrigation District.

Easements or claims of easements which are not a part of the public record.

Forty foot (40') Minimum Building Setback Line along the front of the subject land, according to the Map or Plat thereof, filed for record in Volume 34, Page 190, Map Records of Hidalgo County, Texas.

Thirty-five foot (35') Minimum Building Setback Line along the rear of the subject land, according to the Map or Plat thereof, filed for record in Volume 34, Page 190, Map Records of Hidalgo County, Texas.

Six foot (6') Minimum Building Setback Lines along the sides of the subject land, according to the Map or Plat thereof, filed for record in Volume 34, Page 190, Map Records of Hidalgo County, Texas.

Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from Mary O'Brien Shary, et al, to Pan American Petroleum Corporation, dated December 29, 1958, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 236, Page 94, Oil and Gas Records of Hidalgo County, Texas.

Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from Hidalgo County Irrigation District No. 7 to Clayton W. Williams, Jr., dated June 29, 1984, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 2014, Page 989, Official Records of Hidalgo County, Texas.

Reservations of oil, gas, and other minerals, together with all rights relative thereto, express or implied, reserved to grantor in Deeds filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 581, Page 262, and Volume 599, Page 171, both in Deed Records of Hidalgo County, Texas.

Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.

All ad valorem taxes for the year 2021 and all subsequent years.

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 MAY BE EXECUTED IN MULTIPLE COUNTERPARTS EACH OF WHICH SHALL BE DEEMED AN ORIGINAL AND EFFECTIVE AS OF THE DATE AND YEAR FIRST WRITTEN ABOVE.

✓ Carlos Uvalle
CARLOS UVALLE

✓ Guadalupe Uvalle
GUADALUPE UVALLE

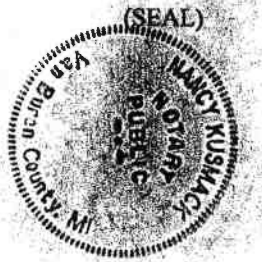
(Acknowledgment)

(Acknowledgment)

STATE OF *MICH*
COUNTY OF *Van Buren*

✓

This instrument was acknowledged before me on the 17th day of May, 2021, by
GUADALUPE UVALLE. and CARLOS UVALLE



Nancy Kusmack
Notary Public, State of

Nancy Kusmack
Notary Public, State of Michigan
County of Van Buren
My Commission Expires Oct. 11, 2023
Acting in the County of *Van Buren*

THIS INSTRUMENT MAY BE EXECUTED IN MULTIPLE COUNTERPARTS EACH OF WHICH SHALL BE DEEMED AN ORIGINAL AND EFFECTIVE AS OF THE DATE AND YEAR FIRST WRITTEN ABOVE.

Marisela G. Uvalle
MARISELA G. UVALLE

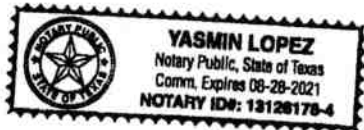
(Acknowledgment)

STATE OF
COUNTY OF

This instrument was acknowledged before me on the 21 day of May, 2021, by
MARISELA G. UVALLE.

(SEAL)

Yasmin Lopez
Notary Public, State of



AFTER RECORDING RETURN TO:
Jose Luis Cortez and Brenda Janet Lozano
2114 Giselle St.
Mission, Texas 78574

PREPARED IN THE LAW OFFICE OF:
JOHN ROBERT KING
3409 N. 10th, Suite 100
McAllen, Texas 78501
File No.: GF:3189673;YL/ah



**Chapter 232, Texas Local Government Code
COUNTY OF HIDALGO
PLANNING DEPARTMENT**

6/13/2022 10:58:26 AM

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 3-4485
Receipt No.: 024339
T8020-00-000-0005-00

CORTEZ JOSE LUIS & BRENDA JANET LOZANO
11520 TRSPER ROAD
MISSION, TX 78574
(956) 424-5125
(956) 424-5125

- [1] Contractor: SELF
- [2] Water System: Sharyland WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 4942Sq.Ft.
- [5] Legal Description: TROSPER ACRES LOT 5
- [6] Location: TROSPER ROAD AND MILE 7 1/2
- [7] Sewage: N/A
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$300000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340295D
Precinct: 3
Certification of Elevation Required: No
Setbacks: Front 40', Rear 35', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH ALL REGULATIONS
AND COUNTY SETBACKS
Description: Permit 3-4485
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$30.00
Change Due: \$0.00
Application: javier.cerda
Inspector: javier.cerda
Receipt: javier.cerda

Cashier

Date

6-13-22

[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

6/13/22

Date



PLANNING DEPARTMENT

County of Hidalgo

R635515
Rev. 05-18-20

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: 3-4855

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:

Esmeralda Jasso
Name: Armando Cardenas

Address: 8400 Alton Spring
Mission Tex.
78574

Phone: 956 667-0271

Approved by Environmental Health:	Temporary Service <u>Rudy R</u> Authorized Signature	Final Service _____ Authorized Signature
Inspection/Permit No:	<u>Incellus</u>	_____ Authorized Signature
Date Approved:	<u>09/28/22</u>	<u>/ /</u>

Water Supplier: J. Hargland

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

Account/ESI No.: 100327894-
 Temporary Pole Permanent Service

regarding the land described as:

L A Home Springs Phase I Lot 6

on Oct 4, 2022, 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 9-28-2001);

(verified by Javier Cerda);

(verified by Javier Cerda);

(verified by Javier Cerda);

(verified by Javier Cerda);

(verified by Javier Cerda);

Javier Cerda
Planning Department Authorized Signature

Ricardo F. Carter
Hidalgo County Judge 10/4/22
Date

ATTEST: Antonio Guajardo Jr.
Hidalgo County Clerk 10/6/22
Date

APPROVED BY
COMMISSIONERS COURT
ON: 10/4/22



PLANNING DEPARTMENT

Rev. 05-18-20

County of Hidalgo

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Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 3-4855

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: Armando Cardenas + Esmeralda Jasso

Address: 8400 Alton Spring
mission Tx 78574

Phone: 956-667-0271

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

LA Homa Springs Phase 1 lot 6

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Esmeralda Jasso
Requesting Party (Signature)

9/28/2022
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

9/28/2022
Date

[Signature]
County Official

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: March 8, 2022

Grantor: JULIAN DURON PEREZ and wife, MICAELA CAMACHO S.

Grantor's Mailing Address (including county): 8201 Jade Dr.
Mission, Texas 78572
Hidalgo County

Grantee: ARMANDO CARDENAS and wife, ESMERALDA JASSO CARDENAS

Grantee's Mailing Address (including county): 8403 Alton Springs St
Alton, Texas 78574
Hidalgo County

Consideration: TEN AND NO/100 (\$10.00) DOLLARS, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED BY GRANTOR.

Property (including any improvements): LOT 6, LA HOMA SPRINGS SUBDIVISION, PHASE I, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 38, PAGES 111-112, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

Reservations From and Exceptions to Conveyance and Warranty: To the extent they validly exist: ALL GENERAL EXCEPTIONS:

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

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

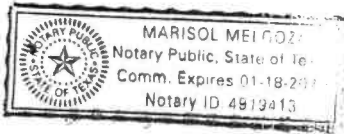

JULIAN DURON PEREZ

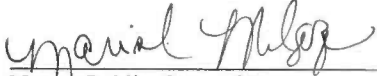

MICAELA CAMACHO S.

(Acknowledgment)

STATE OF TEXAS §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 8th day of March, 2022 by
JULIAN DURON PEREZ and wife, MICAELA CAMACHO S.




Notary Public, State of Texas



Chapter 232, Texas Local Government Code
COUNTY OF HIDALGO
PLANNING DEPARTMENT

9/23/2022 11:06:08 AM

Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
2818 S Business Hwy 281	1900 Joe Stephens Ave. Ste. A	2401 N. Moorefield Rd.
Edinburg, Texas 78539	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 3-4855

Receipt No.: 026075

L1157-01-000-0006-00

CARDENAS ARMANDO & ESMERALDA JASSO CARDENAS
8400 ALTON SPRING
MISSION, TX 78574
(956) 667-0271
(956) 667-0271

- [1] Contractor: SELF
- [2] Water System: Sharyland WSC
- [3] Class of Work: 44 Mobile homes
- [4] Size of Structure: 256Sq.Ft.
- [5] Legal Description: LA HOMA SPRINGS PH 1 LOT 6
- [6] Location: MOOREFIELD AND 107
- [7] Sewage: N/A
- [8] Construction Type: Metal
- [9] Est. Cost of Construction: \$10000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340295D
Precinct: 3
Certification of Elevation Required: No
Setbacks: Front 25', Rear 40', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH ALL REGULATIONS AND COUNTY SETBACKS
Description: Permit 3-4855
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$40.00
Change Due: \$10.00
Application: javier.cerda
Inspector: javier.cerda
Receipt: javier.cerda

Cashier

Date

9-23-22

[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.

Esmeralda Cardenas
Signature of Owner or Applicant

9-23-2022
Date

Commissioner

Yes & No

LA HOMA RANCH
CITRUS GROVES UNIT No. 1

LOT 82

**PLAN OF
LA HOMA SPRINGS
PHASE I**

BEING A RESUBDIVISION OF 30,000 ACRES OF LAND,
BEING PART OF LOTS 78 & 81 & ALL OF LOTS 79, 80, BLOCK 3,
OUT OF LA HOMA RANCH CITRUS GROVES UNIT No. 2
AS RECORDED IN VOL. 8, PG. 9, H.C.M.R.,
HIDALGO COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 30,000 ACRES, SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OF PORTION OF LOTS 78 AND 81 AND ALL OF LOTS 79 AND 80, BLOCK 3, OUT OF LA HOMA RANCH CITRUS GROVES SUBDIVISION, UNIT 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8, PAGE 9, H.C.M.R. MAP RECORDED SAID 30,000 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 78, BLOCK 3, FOR THE SOUTHWEST CORNER OF THIS TRACT; THENCE N 81° 07' 00" W ALONG THE SOUTH LINE OF LOTS 78 AND 79, BLOCK 3, AND WITHIN THE RIGHT-OF-WAY OF MILE 7 ROAD (F.M. 2221), A DISTANCE OF 590.00 FEET TO THE SOUTHWEST CORNER OF THIS TRACT; THENCE N 08° 50' 00" E ACROSS LOTS 78 AND 81, BLOCK 3, AT A DISTANCE OF 45.00 FEET PASS THE EXISTING NORTH RIGHT-OF-WAY OF SAID MILE 7 ROAD (F.M. 2221) AND CONTINUING A TOTAL DISTANCE OF 1330.00 FEET TO THE NORTHEAST CORNER OF THIS TRACT; THENCE S 81° 10' 00" E ALONG THE SOUTH LINE OF AN HIDALGO COUNTY IRRIGATION DISTRICT (IN CANAL RIGHT-OF-WAY) AND THE NORTH LINE OF LOT 81 AND LOT 78, AT DISTANCE OF 590.00 FEET PASS THE WEST RIGHT-OF-WAY LINE OF MOOREFIELD ROAD (F.M. 681) AND CONTINUING A TOTAL DISTANCE OF 590.00 FEET TO THE NORTHEAST CORNER OF LOT 81, BLOCK 3, FOR THE NORTHEAST CORNER OF THIS TRACT; THENCE S 08° 50' 00" W ALONG THE EAST LINES OF LOTS 80 AND 79, AND WITHIN THE RIGHT-OF-WAY OF MOOREFIELD ROAD (F.M. 681) AT A DISTANCE OF 1330.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 30,000 ACRES OF WHICH 0.800 AC OF ONE ACRE LIES INSIDE THE EXISTING RIGHT-OF-WAY OF MILE 7 ROAD (F.M. 2221) AND 1.475 ACRES LIES INSIDE THE EXISTING RIGHT-OF-WAY OF MOOREFIELD ROAD (F.M. 681), LEAVING A 27.818 ACRES OF LAND, MORE OR LESS.

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

L. CARLOS G. LEAL
AS OWNER OF THE SAID ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED LA HOMA SPRINGS PHASE I SUBDIVISION, I HEREBY DEDICATE, CONVEY, SUBMIT, SURRENDER, THE LAND AS OFFERED IN THIS SUBDIVISION AND DELEGATE TO PUBLIC USE THE STREETS, PARKS, AND OPEN SPACES THEREON, AND I HEREBY CERTIFY THAT THE SAID LANDS AND EASEMENTS SHOWN HEREON ARE FULLY COMPLIANT WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 223.002 AND THAT:

(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
(C) ELECTRIC CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

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

[Signature]
L. CARLOS G. LEAL
MISSION, TEXAS 75707
P.O. BOX 49

COURSE	BEARING	LENGTH	AREA	BEARING	LENGTH	DELTA
1	S00.00° 10' 00" W	91.52	87.76	N82.31° 0' 0" W	122.4511	122.4511
2	S00.00° 30' 00" W	27.33	47.84	S07.28° 3' 0" W	57.7742	57.7742
3	S00.00° 28' 00" W	28.86	50.9000	S00.00° 0' 0" W	30.0000	30.0000
4	S00.00° 59' 00" E	41.30	83.86	S28.14° 5' 0" E	70.3628	70.3628
5	S00.00° 58' 00" E	41.84	84.11	N02.17° 0' 0" W	78.7100	78.7100
6	S00.00° 44' 00" E	23.87	43.06	N02.17° 0' 0" W	51.9100	51.9100
7	S00.00° 78' 00" E	48.24	89.43	S88.28° 0' 0" W	87.2628	87.2628
8	S00.00° 88' 00" E	51.74	127.71	N02.17° 0' 0" W	102.5900	102.5900
9	S00.00° 17' 00" E	8.41	17.42	N45.10° 14' 0" W	20.5137	20.5137

- PLAT NOTES AND RESTRICTIONS:**
- AREAS DETERMINED TO BE OUTSIDE 300-YEAR FLOODPLAIN IN S1 ZONE "C" ON FEMA'S FLOOD INSURANCE RATE COMMUNITY PLAN NUMBER 480334 028 D REVISED JUNE 8, 2000.
 - NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT, EXCEPT FOR LOTS 1-18 & 14 ON WHICH MAY BE USED FOR COMMERCIAL USE AND IF EACH PURCHASER OF ONE OR MORE OF SAID LOTS MUST OBTAIN APPROVAL FROM THE COUNTY HEALTH DEPARTMENT FOR THE SEPTIC TANK DESIGN & OBTAIN AN EASEMENT FROM FROM TPOD.
 - MINIMUM SETBACKS SHALL BE AS FOLLOWS:
FRONT: 25'
REAR: 10' OR -ON-DECK 5' GARAGE
SIDE: 40' MOOREFIELD ROAD & MILE 7 ROAD
OR GREATER FOR EASEMENT
8' OR GREATER FOR EASEMENT
SIDE CORNER: 10', 15' GARAGE
 - MINIMUM FINISH FLOOR ELEVATION IS 18" ABOVE TOP OF CURB.
 - EACH LOT SHALL BE REQUIRED TO RETAIN 88% C.F. OF STORM SEWER RUNOFF.
 - BENCH MARK: USES MAP AT CENTER OF INTERSECTION OF MILE 7 ROAD AND MOOREFIELD ROAD ELEV. 120.60.
 - NO BUILDING ALLOWED OVER ANY EASEMENT.
 - 25' DRAINAGE EASEMENT SHALL NOT BE FILLED IN AND NO PERMANENT STRUCTURE BUILT OVER IT.
 - NO VISIBLE WATER WELL SHALL EXIST ON THIS SUBDIVISION.
 - NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN SHALL EASEMENT AND LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF DRAINS.
 - THIS SUBDIVISION SHALL UTILIZE SEPTIC TANKS FOR SEWAGE DISPOSAL.
 - SEWAGE SYSTEM:
A. SEPTIC TANK SYSTEM FOR DISPOSAL OF DOMESTIC SEWAGE.
B. EACH LOT ON THIS PLAT COMPLES WITH THE REQUIRED MINIMUM OF 21,780 SQ. FT. OF LOT AREA WITH A POTABLE WATER SUPPLY.
C. DESIGN, DEVELOPMENT, AND APPROVAL OF WASTEWATER TREATMENT SYSTEM NOT REQUIRED.
D. WRITTEN AGREEMENT TO CONNECT TO EXISTING WASTEWATER TREATMENT SYSTEM IS NOT REQUIRED.
E. SOIL ANALYSES HAVE BEEN SUBMITTED TO THE HIDALGO COUNTY HEALTH DEPARTMENT AND MAY ALSO BE SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT.
 - NO PERMIT OF CONSTRUCTION FROM COMANDO DE HIDALGO ES ENDOGO AVITES DE CUMPLEAR CONSTRUCCION EN CUALQUIER SOLAR.
 - A 4' FENCE BUFFER SHALL BE PLACED ALONG THE CANAL SIDE (REAR SIDE) OF LOTS 24-27.
 - NO RESIDENTIAL VEHICLES ALLOWED FROM MILE 7 ROAD ON LOTS 9-10 & FROM MOOREFIELD DRIVE ON LOTS 1-8 & 44.
 - NO SIDEWALK REQUIRED FOR THIS PLAT.
 - EACH PURCHASER CONTRACT MADE BETWEEN A RESUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.

INDEX TO SHEET OF LA HOMA SPRINGS PHASE I

SHEET 1: HEADING, LOCATION MAP AND CTA PRINCIPAL CONTACTS, METES AND BOUNDS, AND EASEMENT LAYOUT DESCRIPTION
SHEET 2: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER (GSSP AND ENGINEERS CERTIFICATION (DRAINAGE AND SPRAWL DESIGN), DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND DRAINAGE SCHEDULE, MAP OF DRAINAGE AND DRAINAGE, AND ENGINEERING CERTIFICATION, REVISION NOTES

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 223.008 (A)
I, THE ENGINEER SHOWN HEREON, CERTIFY THAT THE PLAT OF LA HOMA SPRINGS PHASE I HAS BEEN REVIEWED AND APPROVED BY ME ON THIS DATE: 9/24/01
DATE PREPARED: 9-18-01
DATE RECORDED: 9-18-01
ATTEST: *[Signature]* COUNTY CLERK

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED *[Signature]*, J. CARLOS G. LEAL, ENGINEER IN TEXAS, WHOSE CERTIFICATE I HAVE REVIEWED AND WHOSE SIGNATURE I HAVE VERIFIED TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND ACCURATE AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 5th DAY OF October, 2000.
[Signature]
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF HIDALGO

I, FRED L. WORTH, A REGISTERED PROFESSIONAL LAND SURVEYOR AND REGISTERED PROFESSIONAL ENGINEER IN TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF THE LA HOMA SPRINGS PHASE I, BEING A PART OF PORTION OF LOTS 78 AND 81 AND ALL OF LOTS 79 AND 80, BLOCK 3, OUT OF LA HOMA RANCH CITRUS GROVES UNIT No. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8, PAGE 9, H.C.M.R. MAP RECORDED SAID 30,000 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 78, BLOCK 3, FOR THE SOUTHWEST CORNER OF THIS TRACT; THENCE N 81° 07' 00" W ALONG THE SOUTH LINE OF LOTS 78 AND 79, BLOCK 3, AND WITHIN THE RIGHT-OF-WAY OF MILE 7 ROAD (F.M. 2221), A DISTANCE OF 590.00 FEET TO THE SOUTHWEST CORNER OF THIS TRACT; THENCE N 08° 50' 00" E ACROSS LOTS 78 AND 81, BLOCK 3, AT A DISTANCE OF 45.00 FEET PASS THE EXISTING NORTH RIGHT-OF-WAY OF SAID MILE 7 ROAD (F.M. 2221) AND CONTINUING A TOTAL DISTANCE OF 1330.00 FEET TO THE NORTHEAST CORNER OF THIS TRACT; THENCE S 81° 10' 00" E ALONG THE SOUTH LINE OF AN HIDALGO COUNTY IRRIGATION DISTRICT (IN CANAL RIGHT-OF-WAY) AND THE NORTH LINE OF LOT 81 AND LOT 78, AT DISTANCE OF 590.00 FEET PASS THE WEST RIGHT-OF-WAY LINE OF MOOREFIELD ROAD (F.M. 681) AND CONTINUING A TOTAL DISTANCE OF 590.00 FEET TO THE NORTHEAST CORNER OF LOT 81, BLOCK 3, FOR THE NORTHEAST CORNER OF THIS TRACT; THENCE S 08° 50' 00" W ALONG THE EAST LINES OF LOTS 80 AND 79, AND WITHIN THE RIGHT-OF-WAY OF MOOREFIELD ROAD (F.M. 681) AT A DISTANCE OF 1330.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 30,000 ACRES OF WHICH 0.800 AC OF ONE ACRE LIES INSIDE THE EXISTING RIGHT-OF-WAY OF MILE 7 ROAD (F.M. 2221) AND 1.475 ACRES LIES INSIDE THE EXISTING RIGHT-OF-WAY OF MOOREFIELD ROAD (F.M. 681), LEAVING A 27.818 ACRES OF LAND, MORE OR LESS.

CITY OF MISSION CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 218.008(C) AND § 218.009(C) AND § 218.010(C)
I, THE ENGINEER SHOWN HEREON, CERTIFY THAT THIS PLAT OF LA HOMA SPRINGS PHASE I HAS BEEN REVIEWED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF MISSION, TEXAS, ON THIS DATE: 10/14/00
DATE PREPARED: 9-18-01
DATE RECORDED: 9-18-01
ATTEST: *[Signature]* CITY CLERK

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE REQUIREMENTS OF THE DISTRICT RELEVANT UNDER LOCAL GOVERNMENT CODE § 218.010(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING PRACTICE, IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO HAVE THESE REQUIREMENTS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1
BY: *[Signature]*

CITY CLERK'S RECORDING CERTIFICATE
I, COUNTY CLERK OF HIDALGO COUNTY, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED FOR RECORD AT _____ O'CLOCK ON _____ AND WAS RECORDED IN BOOK _____ SHEETS _____ OF THE PLAT RECORDS OF HIDALGO COUNTY AT _____ M.
ON _____

CITY OF MISSION CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 218.008(C) AND § 218.009(C) AND § 218.010(C)
I, THE ENGINEER SHOWN HEREON, CERTIFY THAT THIS PLAT OF LA HOMA SPRINGS PHASE I HAS BEEN REVIEWED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF MISSION, TEXAS, ON THIS DATE: 10/14/00
DATE PREPARED: 9-18-01
DATE RECORDED: 9-18-01
ATTEST: *[Signature]* CITY CLERK

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRAJURISDICTIONAL JURISDICTION OF A MUNICIPALITY:

LA HOMA SPRINGS PHASE I IS LOCATED IN THE CENTRAL WEST PART OF HIDALGO COUNTY ON THE NORTHEAST INTERSECTION OF MILE 7 ROAD (F.M. 2221) AND MOOREFIELD DRIVE. THE ONLY MUNICIPALITY IS THE CITY OF MISSION, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF MISSION (POPULATION 45,000). LA HOMA SPRINGS PHASE I LIES APPROXIMATELY 4 MILES FROM THE CITY LIMITS (AND IS WITHIN THE 5 MILE EXTRAJURISDICTIONAL JURISDICTION (EJ) UNDER LOCAL GOVERNMENT CODE § 212.001).



REVISION NOTES

NO.	SHEET	REVISION	DATE	APPROVED

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
IRRIGATION DISTRICT NO. 8

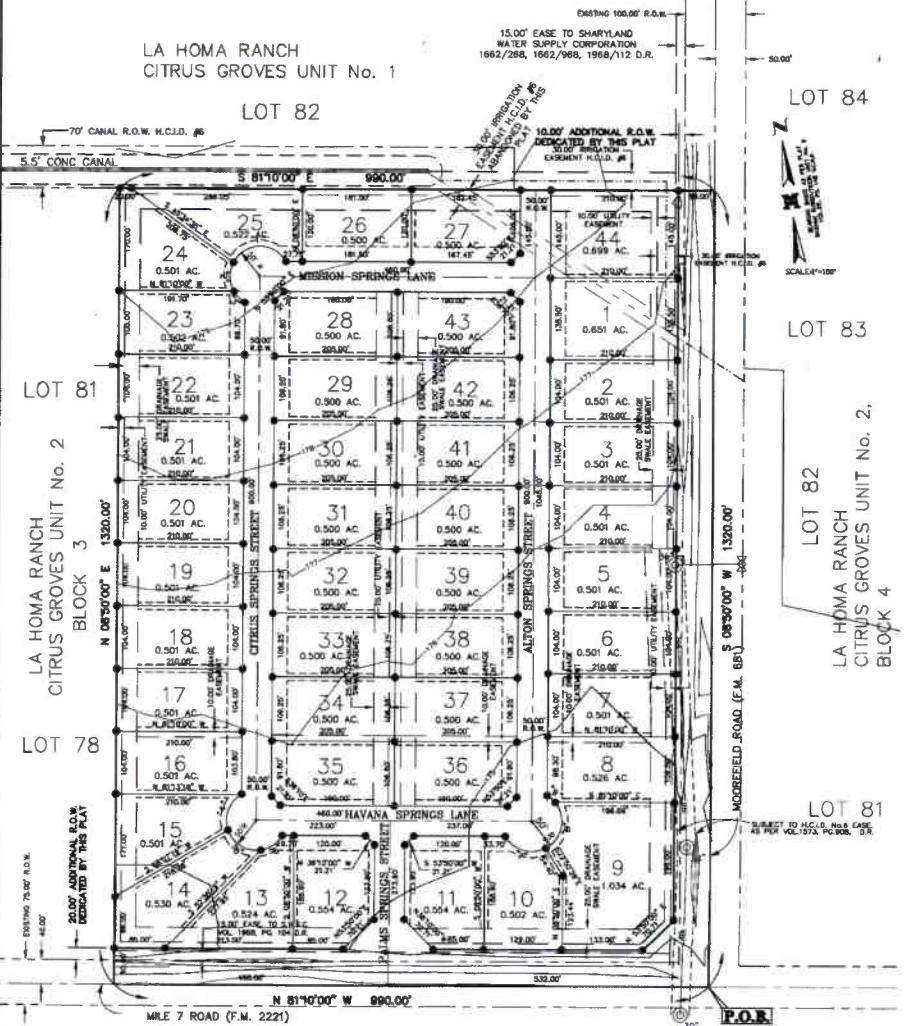
THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 8, ON THIS DATE: 9-27-01

PREPARED: *[Signature]* DATE: 9-27-01
ATTEST: *[Signature]* SECRETARY

FILED FOR RECORD IN:
HIDALGO COUNTY
COUNTY CLERK
ON 10-14-00 AT 10:29 AM
AS A RECORDED NUMBER 1012380
BY: *[Signature]* DEPUTY

MELDEN & HUNT INC.
CIVIL, LAND, & SURVEYORS
112 S. WATKINS ST. SUITE 200
DALLAS, TEXAS 75202
TEL: 972-241-1111
FAX: 972-241-1112
E-MAIL: mh@mhinc.com

SWETTY 1 OF 2 SHEETS



LOT 77 LOT 76 LOT 75 LOT 81

LEGEND

- SET IRON REBAR
- FND. IRON REBAR
- IRK --- EXISTING IRRIGATION LINE
- EASE OF PUBLIC UTILITY AND DRAINAGE EASEMENT
- BUILDING SETBACK LINES (SEE PLAT NOTES)

PRINCIPAL CONTACTS

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: CARLOS G. LEAL	P.O. BOX 43	MISSION, TX 75707	(956) 381-6226 (956) 381-6227	
ENGINEER: FRED L. WORTH	112 S. WATKINS	DALLAS, TX 75202	(956) 381-0981 (956) 381-1830	
SURVEYOR: FRED L. WORTH	112 S. WATKINS	DALLAS, TX 75202	(956) 381-0981 (956) 381-1830	

LA HOMA RANCH
CITRUS GROVES UNIT No. 1
BLOCK 3

REGULAR LOTS

LOT	NO.	FT.	ACRES
9	23,811	0.5	
10	48,033	1.2	
11	24,138	0.6	
12	24,138	0.6	
13	23,834	0.5	
14	23,834	0.5	
15	23,834	0.5	
16	23,834	0.5	
17	23,834	0.5	
18	23,834	0.5	
19	23,834	0.5	
20	23,834	0.5	
21	23,834	0.5	
22	23,834	0.5	
23	23,834	0.5	
24	23,834	0.5	
25	23,834	0.5	
26	23,834	0.5	
27	23,834	0.5	
28	23,834	0.5	
29	23,834	0.5	
30	23,834	0.5	
31	23,834	0.5	
32	23,834	0.5	
33	23,834	0.5	
34	23,834	0.5	
35	23,834	0.5	
36	23,834	0.5	
37	23,834	0.5	
38	23,834	0.5	
39	23,834	0.5	
40	23,834	0.5	
41	23,834	0.5	
42	23,834	0.5	
43	23,834	0.5	

DRAWN BY: *[Signature]* DATE: 7-25-00
SURVEYED, CHECKED, AND RECORDED BY: *[Signature]* DATE: 7-25-00
FINAL CHECK: *[Signature]* DATE: 12-28-00